

agenda

Policy Committee

A COMMITTEE MEETING WILL BE HELD IN CONFERENCE ROOM 1, JOONDALUP
CIVIC CENTRE, BOAS AVENUE, JOONDALUP

ON **MONDAY 14 APRIL 2025**

COMMENCING AT **6.00pm**

JAMES PEARSON
Chief Executive Officer
11 April 2025

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.

This document is available in alternate formats upon request

joondalup.wa.gov.au

CIVIC CENTRE EMERGENCY PROCEDURES

The City of Joondalup values the health and safety of all visitors to City of Joondalup facilities. The following emergency procedures are in place to help make evacuation of the City of Joondalup Civic Centre safe and easy.

Alarms

The City of Joondalup emergency system has two alarm tones:

- Alert Tone (Beep... Beep... Beep).
- Evacuation Tone (Whoop...Whoop...Whoop).

On hearing the Alert Tone (Beep... Beep... Beep):

- DO NOT EVACUATE ON THIS TONE.
- Remain where you are.
- All designated Fire Wardens will respond and assess the immediate area for danger.
- Always follow instructions from the designated Fire Wardens.

On hearing the Evacuation Tone (Whoop...Whoop...Whoop):

- Evacuate the building immediately as directed by a Fire Warden or via the nearest safe exit.
- Do not use lifts.
- Remain calm and proceed to the designated Assembly Area (refer to site plan below).
- People with impaired mobility (those who cannot use the stairs unaided) should report to a Fire Warden who will arrange for their safe evacuation.
- Do not re-enter the building until authorised to do so by Emergency Services.



CODE OF CONDUCT

Council Members and Committee Members are to observe the City's adopted *Code of Conduct for Council Members, Committee Members and Candidates*. The following general principles guide the behaviours of Council Members (being the Mayor and Councillors) and other committee members while performing their role at the City:

Personal Integrity

- (1) A council member or committee member should –
 - (a) act with reasonable care and diligence; and
 - (b) act with honesty and integrity; and
 - (c) act lawfully; and
 - (d) identify and appropriately manage any conflict of interest; and
 - (e) avoid damage to the reputation of the City.
- (2) A council member or committee member should –
 - (a) act in accordance with the trust placed in council members and committee members; and
 - (b) participate in decision-making in an honest, fair, impartial and timely manner; and
 - (c) actively seek out and engage in training and development opportunities to improve the performance of their role; and
 - (d) attend and participate in briefings, workshops and training sessions provided or arranged by the City in relation to the performance of their role.

Relationship with others

- (1) A council member or committee member should –
 - (a) treat others with respect, courtesy and fairness; and
 - (b) respect and value diversity in the community.
- (2) A council member or committee member should maintain and contribute to a harmonious, safe and productive work environment.

Accountability

A council member or committee member should –

- (a) base decisions on relevant and factually correct information; and
- (b) make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness; and
- (c) read all agenda papers given to them in relation to Council or Committee meetings, Briefing Sessions or Strategy Sessions; and
- (d) be open and accountable to, and represent, the community in the district.

Employees are bound by the City's *Code of Conduct for Employees* which details similar provisions to be observed.

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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

Notice is hereby given that a meeting of the **Policy Committee** will be held in Conference Room 1, Joondalup Civic Centre, Boas Avenue, Joondalup on **Monday 14 April 2025** commencing at **6.00pm**.

AGENDA

Committee Members (7)

Committee Members

Cr Daniel Kingston
Mayor Hon. Albert Jacob, JP
Cr Rebecca Pizzey
Cr Lewis Hutton
Cr John Raftis
Cr John Chester
Cr Phillip Vinciullo

Presiding Member

Deputy Presiding Member

Deputies

Cr Nige Jones
-
Cr Christopher May, JP
Cr Adrian Hill
Cr Russ Fishwick, JP
Cr Rohan O'Neill
Cr Christine Hamilton-Prime, JP

Quorum for Meetings (4):

The quorum for a meeting is to be at least 50% of the number of offices (whether vacant or not) of members of the committee.

Simple Majority:

A simple majority vote is to be more than 50% of those members present at the meeting.

Absolute Majority (4):

An absolute majority vote is to be more than 50% of the number of offices (whether vacant or not) of the committee.

Casting Vote:

In the event that the vote on a motion is tied, the presiding person must cast a second vote.

Terms of Reference

The role of the Policy Committee is to:

- 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.

1 DECLARATION OF OPENING

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

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr Phillip Vinciullo	3 April to 25 April 2025 inclusive.
Cr Rohan O'Neill	13 April to 18 April 2025 inclusive.
Mayor Albert Jacob, JP	22 April to 24 April 2025 inclusive.
Cr Nige Jones	13 May to 22 May 2025 inclusive.

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE SPECIAL POLICY COMMITTEE HELD ON 12 FEBRUARY 2025 AND POLICY COMMITTEE HELD ON 17 FEBRUARY 2025

RECOMMENDATION

That the Minutes of the following meetings of the Policy Committee be CONFIRMED as a true and correct record:

- 1 Special Policy Committee meeting held on 12 February 2025;**
- 2 Policy Committee meeting held on 17 February 2025.**

5 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

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

8 REPORTS

8.1 PROPOSED LOCAL DEVELOPMENT PLAN - 45 COUNTRY CLUB BOULEVARD, CONNOLLY (WARD - NORTH-CENTRAL)

WARD	North-Central
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	17076, 111922, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider a draft Local Development Plan to facilitate multiple dwellings at 45 Country Club Boulevard, Connolly, following public advertising.

EXECUTIVE SUMMARY

The City has received a draft Local Development Plan (LDP) to facilitate residential development at 45 Country Club Boulevard, Connolly (Joondalup Resort), prepared by Element Advisory (planning consultants) on behalf of the landowners.

The subject site is zoned 'Private Community Purposes' under *Local Planning Scheme No. 3* (LPS3) with additional land uses of 'grouped dwelling' and 'multiple dwelling' able to be approved in accordance with Clause 19, Table 4(16) of LPS3, subject to the preparation and approval of a LDP and the predominant form of development over the site remaining for private community purposes.

The draft LDP includes development provisions applicable to multiple dwelling developments in two different locations on the subject lot, facilitating the future development of approximately 190 additional dwellings up to a maximum height of six and 14 storeys respectively.

The draft LDP applies the *Residential Design Codes Volume 2* (R-Codes) and includes replacement provisions for 'Acceptable Outcomes' set out in Part 2 of the R-Codes. These replacement provisions apply to a range of elements including building height, plot ratio, side setbacks and building separation. The draft LDP also includes a number of design objectives which are to be satisfied in addition to the Element Objectives of the R-Codes.

The application was advertised for a period of 21 days, concluding on 18 February 2025 with a total of 633 submissions received, being 77 in support, 539 opposing and 17 neutral. Key areas of concern were in relation to the following:

- The proposed maximum building height and the impact this will have on the established neighbourhood character in Connolly and the amenity and visual privacy for residential dwellings adjoining the golf course.
- Future traffic and parking implications for the local road network.
- Environmental impacts including mature tree loss and implications for established wildlife.

Support for the proposal referenced the provision of additional housing and downsizing options for the local community, as well as support for investment in Connolly.

The draft LDP is required to be considered by Council however also requires endorsement by the Western Australian Planning Commission (WAPC) as additional design objectives are proposed which are not delegated to local governments to determine.

It is considered that the draft LDP provides an appropriate planning response for the subject lot given the intended siting of future development and satisfies the relevant requirements of LPS3 and the R-Codes. It is therefore recommended that the application is supported, subject to modifications.

BACKGROUND

Suburb/Location	Lot 535 (45) Country Club Boulevard, Connolly.
Applicant	Joondalup Hotel Investments PTE LTD C/- Element Advisory.
Owner	Joondalup Hotel Investments PTE LTD.
Zoning	Private Community Purposes.
LPS	Urban.
MRS	
Site area	48,239.9m ²
Structure plan	Not applicable.

The subject lot comprises the Joondalup Resort facilities and accommodation, car parking, tennis courts and vacant land. The lot is bound by the Joondalup Golf Course on all sides, with the Golf Course Clubhouse and the Country Club Boulevard access road to the south/west of the lot.

Residential development surrounds the golf course which is predominantly comprised of single and double storey dwellings on land coded R20 and R40. The subject lot is located approximately 165 metres from the nearest residential development (north-east), with separation provided by the golf course. There is no direct interface between the subject lot and any established residential zoned land.

The draft LDP applies to two sites on the subject lot, noted as Site A and Site B, which are currently comprised of tennis courts, storage facilities and cleared land, and an existing car park respectively (Attachment 1 refers).

Scheme amendment No. 6 to Local Planning Scheme No. 3

Scheme amendment No. 6 to *Local Planning Scheme No. 3* (LPS3) came into effect on 11 June 2021 to insert the additional uses No. 15 to 17 in Clause 19, Table 4 'specified additional uses for zoned land in Scheme area' of LPS3. Additional use No. 16 lists 'grouped dwelling' and 'multiple dwelling' as additional uses applicable to 45 Country Club Boulevard, Connolly (that is, the subject lot), subject to the preparation and approval of a Local Development Plan and subject to the predominant form of development over the site remaining for Private Community Purposes. The draft LDP has been lodged to address this requirement.

Local Development Plans

A Local Development Plan (LDP) is a planning instrument which is used to coordinate and assist the achievement of better built form outcomes by facilitating the design of development on a specific lot or lots. A LDP will typically supplement development standards contained within local planning schemes and the *Residential Design Codes*.

Although there is no R-Code associated with the site, in accordance with Clause 1.1 of Volume 2, where it outlines that 'the R-Codes apply to all residential development throughout Western Australia' and the power granted through Clause 25 of LPS3 and Section 77(2) of the *Planning and Development Act 2005*, all residential development, at any location, is required to be assessed against the R-Codes irrespective of whether a density coding has been applied.

In this instance, the draft LDP applies the R-Codes to sites A and B and establishes provisions consistent with the R-Codes to set a planning framework for the site which is reflective of the intended development outcome.

A LDP is a planning instrument that does not carry statutory force but is required to be given due regard when assessing a development application in accordance with Clauses 56(1) and 67(2)(h) of the *Planning and Development (Local Planning Schemes) 2015* (LPS Regulations). Additionally, whilst a local development plan can set out site and development standards as outlined within the R-Codes, it cannot formally create statutory development controls.

DETAILS

The application received includes the draft LDP, supporting report, and a Transport Impact Statement (TIS).

The draft LDP comprises the following:

- General provisions.
- Design objectives.
- Primary control table – Site A.
- Primary control table – Site B.
- Overall site masterplan.
- Perspective views.

The draft LDP applies the provisions of the R-Codes Volume 2 for the assessment of any future development on the sites. As there is no applicable density coding for the site, the draft LDP includes a set of primary control provisions to guide future development. In establishing these controls in the absence of a density coding, the site would be consistent with an R-AC0 coding which seeks to utilise provisions set out within a local planning scheme, or local development plan to apply site controls. The draft LDP also includes additional design objectives which will need to be satisfied in addition to the applicable Element Objectives of the R-Codes.

The primary control provisions for sites A and B set specific provisions for the intended future development, including the following elements:

- Building height.
- Boundary wall height.
- Minimum primary street setback.
- Minimum side and rear setbacks.
- Average side setback.
- Plot ratio.
- Building depth.

The primary control provisions facilitate a building envelope for Site A which is comprised of a three-storey podium level at the base of two tower elements culminating in a total built height of 14 storeys or 45 metres. Whilst the draft LDP includes reference to a maximum building height of 80 metres AHD (which is an actual building height 60.9 metres) this would equate to a potential of 19 storeys in height and therefore contrary to other parts of the LDP. Accordingly, it is recommended that this provision be modified to reference the 14 storey limit only, which would also be consistent with the requirements of Table 2.1 of the R-Codes.

The primary controls also set out building setback and separation requirements which facilitate a greater setback of the tower elements from side lot boundaries and a tiered built form design with increasing separation between towers as the height increases.

For site B, the primary control provisions facilitate a building envelope which comprises a mostly rectangular six-storey development integrated with the existing hotel, and minimal setback to the lot boundary adjoining the golf course.

The draft LDP, Applicant's Report and Transport Impact Statement are provided as Attachments 2 to 4 of this Report.

Local Planning Scheme No. 3

The subject site is zoned 'Private Community Purposes' under LPS3. Multiple dwellings are a 'X' (not permitted) land use under LPS3 for 'Private Community Purposes' zoned land.

The subject site does however allow for additional use No. 16 as per Clause 19, Table 4 of LPS3 which lists 'grouped dwelling' and 'multiple dwelling' as additional uses, subject to the preparation and approval of a Local Development Plan and subject to the predominant form of development over the site remaining for Private Community Purposes.

The relevant objectives of the 'Private Community Purposes' zone under LPS3 are as follows:

- Provide sites for privately owned and operated recreation, institutions and places of worship.
- 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; and
- Ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.

The sites included in the draft LDP which provide development provisions for multiple dwelling developments comprising approximately 30% of the footprint of the lot size. Accordingly, the overall scale of the proposal is considered to retain the primary function of the site to continue to be used for and support future development of Private Community Purposes.

Residential Design Codes Volume 2

The *Residential Design Codes Volume 2* provides planning and design standards for residential apartments (multiple dwellings) in high density coded areas (R80 and above and R-AC). The R-Codes Volume 2 are a performance-based policy which apply qualitative performance criteria to evaluate proposals against desired outcomes and planning objectives. Applications assessed against this framework need to demonstrate that the design achieves the objectives of each design element, and whilst the document also sets out 'acceptable outcomes' these are not considered 'deemed-to-comply' as they would under Volume 1.

The R-Codes require any local development plan that affects residential development to be consistent with the Element Objectives of the R-Codes and makes provision for local development plans to include local objectives for housing design and development to guide the consideration of the decision-maker to judge development proposals.

In assessing the need for provisions which are additional to those of the R-Codes, local governments are encouraged to consider the need for policy settings that respond to a specific need related to a locality or region where they are consistent with the Element Objectives of the R-Codes.

The subject lot at 45 Country Club Boulevard, Connolly does not have an R-Code applied through LPS3 given the zoning is 'Private Community Purposes'. Through the powers established via Clause 1.1 of Volume 2 of the R-Codes and Clause 25(4) of LPS3, in the absence of an R-Code, the draft LDP seeks to apply the R-Codes Volume 2 as the framework which would form the basis for any future development assessment. The R-Codes Volume 2 applies to multiple dwelling development coded R80 and above and is considered to be an appropriate mechanism for such assessment. The draft LDP seeks to establish the provisions of the R-Codes to provide a site-specific development framework, consistent with an R-AC0 density coding.

Planning assessment

The following outlines an assessment of the proposed 'Acceptable Outcomes' included within the LDP as well as an assessment against the relevant 'Element Objectives' of the R-Codes to determine the suitability of these provisions.

Site A

2.2 – Building Height	
Proposed Acceptable Outcome	
Maximum Podium Height: 30m AHD Maximum Building Height: 80m AHD or 14 Storeys	
Element Objectives	Comment
<p>02.2.1 The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.</p> <p>02.2.2 The height of buildings within a development responds to changes in topography.</p> <p>02.2.3 Development incorporates articulated roof design and/or roof top communal open space where appropriate.</p> <p>02.2.4 The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.</p>	<p>02.2.1: The subject lot is unique in that it is located centrally within the golf course and as such does not have a defined established street character. It is noted that broader urban character in the locality is comprised of a low density setting with single and grouped dwellings forming the majority of established housing stock. A large separation is provided by the golf course between the subject lot and the adjoining residential development and there is no direct interface between the subject lot and adjoining residential development. The natural ground level on the subject site is approximately six to ten metres lower than adjoining residential development to the north-east and two to seven metres lower than residential development to the south.</p> <p>02.2.2: The podium levels of the development are proposed to be integrated into the ground plane utilising steps and sloped landscaping areas.</p> <p>02.2.3: The building envelope is designed to provide a split and tiered design approach which provides articulation in the height.</p> <p>02.2.4: Given the location of the subject site, overshadowing will impact golf course fairways only.</p>
Recommendation	
Whilst the podium and maximum building heights are considered to be appropriate for the desired future scale and character based on the site's context, it is recommended that these requirements be modified/simplified to articulate a 'storey' requirement only, consistent with the requirements similar to Table 2.1 of the R-Codes Volume 2 (Attachment 9 refers).	

2.3 – Street Setbacks	
Proposed Acceptable Outcome	
Minimum Primary Street Setback (Western Setback of Building Facing Carpark): 2 metres	
Element Objectives	Comment
<p>O2.3.1 The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.</p> <p>O2.3.2 The street setback provides a clear transition between the public and private realm.</p> <p>O2.3.3 The street setback assists in achieving visual privacy to apartments from the street.</p> <p>O2.3.4 The setback of the development enables passive surveillance and outlook to the street.</p>	<p>O2.3.1: The proposed 'street setback' would assist in the retention of existing landscaping along the western frontage.</p> <p>O2.3.2: Whilst the site will be retained in private ownership, the street setback will facilitate pedestrian movement along the site frontage and allow improved permeability of the site and across to the resort facilities as required.</p> <p>O2.3.3: It is unclear if ground floor units will be proposed. However, the proposed setback would aid in providing appropriate setback to accommodate any future street surveillance and visual privacy.</p> <p>O2.3.4: As per O2.3.3 above.</p>
Recommendation	
<p>Whilst Site A does not have a 'primary street frontage', the LDP has designated its primary frontage to be its western elevation which faces the existing Joondalup Resort car parking area. The provision requires the development to be setback two metres from this internal boundary to provide suitable separation from this space and to allow for pedestrian entry to the future building site. Accordingly, the provision is supported and no changes recommended.</p>	

2.4 – Side and Rear Setbacks	
Proposed Acceptable Outcome	
Minimum Side and Rear Setbacks (North, East and South Setbacks): Nil	
Element Objectives	Comment
<p>O2.4.1 Building boundary setbacks provide for adequate separation between neighbouring properties.</p> <p>O2.4.2 Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.</p> <p>O2.4.3 The setback of development from side and rear boundaries enables retention of existing trees and provision off deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.</p> <p>O2.4.4 The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.</p>	<p>O2.4.1: The proposal will maintain a separation of approximately 165 metres to the closest residential property.</p> <p>O2.4.2: A nil lot boundary setback is not considered to impact on the desired streetscape as it will not impact on setbacks adjoining Country Club Boulevard.</p> <p>O2.4.3: As per Attachment 6 of the report, the applicant has identified a number of trees within the site that are recommended to be maintained. The vast majority of established trees are located within the golf course itself and therefore would not be impacted by the lot boundary setbacks.</p> <p>O2.4.4: There is no development adjoining the side boundaries of Site A, with the closest residential property located approximately 165m away. The transition towards the existing Joondalup Resort and golf course facilities will be managed through the 'street setback' provisions.</p>
Recommendation	
Provision supported. No changes recommended.	

2.5 – Plot Ratio	
Proposed Acceptable Outcome	
Plot Ratio: 1.5	
Element Objectives	Comment
O2.5.1 The overall bulk and scale of development is appropriate for the existing or planned character of the area.	<p>O2.5.1: Plot ratio is noted to be a consideration of the overall built form. Noting a maximum building height of 14 storeys as outlined above, the plot ratio of 1.5 is considered to be appropriate in limiting the floor space so as to not result in a building which would be overly bulky and incompatible with the surrounding locality. Given the site's location central to the golf course, existing mature vegetation within the golf course and subject site, and lower elevation to the surrounding residential properties, the overall form and scale of the building is considered appropriate so as to not create a focal point within the landscape.</p> <p>The plot ratio proposed and built form controls require a separated, tiered design approach for the development envelope with reduced bulk as height increases.</p>
Recommendation	
Provision supported. No changes recommended.	

2.7 – Building Separation

Proposed Acceptable Outcome

Level	Separation (metres)
G – 1	0
2 – 5	25
6 – 7	40
8 – 9	50
10 and above	60

Element Objectives

02.7.1 New development supports the desired future streetscape character with spaces between buildings.

02.7.2 Building separation is in proportion to building height.

02.7.3 Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.

02.7.4 Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings.

Comment

02.7.1:

Given the unique location of the subject lot and large separation to surrounding residential development, there is no immediate established streetscape character applicable to the development. Site A is located approximately 165 metres from the nearest adjoining residential development and the proposed building envelope sets tower elements back into the middle of the lot, with the highest point located towards the established Joondalup resort facilities.

02.7.2:

The draft LDP sets out building separation requirements ranging from 25 metres to 60 metres between any tower elements of the future building, increasing with height. The overall proposed building height is approximately 61 metres above natural ground level.

02.7.3:

The draft LDP sets out building separation requirements ranging from 25 metres to 60 metres, increasing with height. A minimum 25m separation distance is considered adequate to provide for visual and acoustic privacy, ventilation and sunlight access and an outlook. It is also noted that the closest residential property is approximately 165 metres from the subject site providing appropriate building separation to existing dwellings within the locality.

02.7.4:

The draft LDP includes design objectives to facilitate communal spaces at the podium level at the base of the tower elements. The LDP also includes objectives for on structure planting which will be subject to assessment against the relevant provisions of the R-Codes at the development application stage.

Recommendation

Provision supported. No changes recommended.

Site B

2.2 – Building Height	
Proposed Acceptable Outcome	
<p>Maximum Building Height of 46m AHD or six Storeys.</p> <p>The maximum height includes all building plant and equipment, lift and stair overruns and roof terraces.</p>	
Element Objectives	Comment
<p>02.2.1 The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.</p> <p>02.2.2 The height of buildings within a development responds to changes in topography.</p> <p>02.2.3 Development incorporates articulated roof design and/or roof top communal open space where appropriate.</p> <p>02.2.4 The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.</p>	<p>02.2.1:</p> <p>The subject lot is unique in that it is located centrally within the golf course and as such does not have a defined established street character. It is noted that broader urban character in the locality is comprised of a low density setting with single and grouped dwellings forming the majority of established housing stock. A large separation is provided by the golf course between the subject lot and the adjoining residential development. There is no direct interface between the subject lot and adjoining residential development.</p> <p>The natural ground level on the subject site is approximately four to seven metres lower than the residential development to the north/east.</p> <p>02.2.2:</p> <p>Site B is currently comprised of an existing car park for the hotel and as such topographical changes are minimal. The LDP includes an overall masterplan element which considers integration with the established hotel facilities.</p> <p>02.2.3:</p> <p>The building envelope proposed does not include roof articulation.</p> <p>02.2.4:</p> <p>Given the location of site B the overshadowing will occur onto the subject lot only.</p>
Recommendation	
<p>Whilst the maximum building height is considered to be appropriate for the desired future scale and character based on the site's context, it is recommended that these requirements be modified/simplified to articulate a 'storey' requirement only, consistent with the requirements similar to Table 2.1 of the R-Codes Volume 2 (Attachment 9 refers).</p>	

2.3 – Street Setbacks	
Proposed Acceptable Outcome	
Minimum Primary Street Setback (Eastern Setback): 1 metre	
Element Objectives	Comment
<p>O2.3.1 The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.</p> <p>O2.3.2 The street setback provides a clear transition between the public and private realm.</p> <p>O2.3.3 The street setback assists in achieving visual privacy to apartments from the street.</p> <p>O2.3.4 The setback of the development enables passive surveillance and outlook to the street.</p>	<p>O2.3.1: The proposed 'street setback' would assist in the management of existing landscaping within the golf course adjoining the eastern frontage.</p> <p>O2.3.2: Whilst the site will be retained in private ownership, the street setback will facilitate pedestrian movement along the site frontage and allow improved permeability of the site and across to the resort facilities as required.</p> <p>O2.3.3: It is unclear if ground floor units will be proposed. However, the proposed setback would aid in providing appropriate setback to accommodate any future surveillance and visual privacy.</p> <p>O2.3.4: As per O2.3.3 above.</p>
Recommendation	
<p>Whilst Site B does not have a 'primary street frontage', the LDP has designated its primary frontage to be its eastern elevation which faces the existing golf course area. The provision requires the development to be setback one metre from this boundary to provide suitable separation from this space and promotes a greater separation to the existing residential lots to the north and east of this location. Accordingly, the provision supported. No changes recommended.</p>	

2.4 – Side and Rear Setbacks	
Proposed Acceptable Outcome	
Minimum Side and Rear Setbacks (North, East and South Setbacks): Nil	
Element Objectives	Comment
<p>02.4.1 Building boundary setbacks provide for adequate separation between neighbouring properties.</p> <p>02.4.2 Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.</p> <p>02.4.3 The setback of development from side and rear boundaries enables retention of existing trees and provision off deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.</p> <p>02.4.4 The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.</p>	<p>02.4.1: The proposal will maintain a separation of approximately 150 metres to the closest residential property.</p> <p>02.4.2: A nil lot boundary setback is not considered to impact on the desired streetscape as it will not impact on setbacks adjoining Country Club Boulevard.</p> <p>02.4.3: A number of existing trees within the site would be required to be removed to facilitate the development site. However, this would be balanced with the need for additional landscaping to be provided as part of any future proposal. The majority of established trees are located within the golf course itself and therefore would not be impacted by the lot boundary setbacks.</p> <p>02.4.4: There is no development adjoining the side boundaries of Site B, with the closest residential property located approximately 150m away. The lot boundary setback will facilitate a built form integration to the existing port cochere of Joondalup Resort.</p>
Recommendation	
Provision supported. No changes recommended.	

2.5 – Plot Ratio	
Proposed Acceptable Outcome	
Plot Ratio: 1.5	
Element Objectives	Comment
<p>02.5.1 The overall bulk and scale of development is appropriate for the existing or planned character of the area.</p>	<p>02.5.1: The plot ratio proposed and built form controls provide for a maximum height of approximately 24 metres above natural ground level. The development envelope will be integrated into the established resort facilities and setback from adjoining residential development by at least 150m.</p>
Recommendation	
Provision supported. No changes recommended.	

It is acknowledged that the draft LDP will facilitate development of a different scale and character to the existing resort and residential area. The development provisions included within the draft LDP are considered to provide a framework which will facilitate a built form outcome which is sensitive to its unique surrounding context while allowing for the provision of additional high amenity housing consistent with the strategic intent of LPS3.

Potential building bulk and amenity impacts are considered to be appropriately managed through the separation between the subject sites and surrounding residential development; the level difference between the subject sites and the surrounding residential land; and the built form controls included in the draft LDP.

More specifically, the setback of the subject sites to the adjoining residential development ranges between at least 150 metres to 225 metres. This separation coupled with the presence of established mature trees surrounding the sites is considered to partially screen and soften the visual impact of the proposal as viewed from residential development adjoining the golf course. In addition to this, due to the topography of the surrounding land, the subject sites are located lower than adjoining residential development, further contributing to a reduction in the impression of height and scale as viewed from adjoining residential development. The LDP also includes built form requirements to establish a split, tiered architectural form to reduce the perception of bulk as height increases.

Design objectives

The LDP includes overarching design objectives which are supplementary to the above acceptable outcomes. Following a comprehensive review, a number of design objectives are recommended to be removed (Attachment 9 refers) as they seek to duplicate Element Objectives already contained within the R-Codes. However, the below outlines the provisions which are recommended to be retained.

Design Objective	Comment
Enhanced Environment	
Development to deliver landscape quality through: <ul style="list-style-type: none"> a) An integrated landscape approach which merges the podium with the landscape, and which promotes greening on balconies; and b) Adequate in ground an on-structure landscaping areas to facilitate planting of trees to contribute towards a high level of amenity of the development and public spaces. 	<p>This design objective is considered to be supplementary to Clause 3.3 of the R-Codes. The inclusion is supported to promote the use of on-structure planting and to promote the integration of the building's landscape design with the surrounding environment.</p> <p>The objective also promotes the use of an integrated landscape approach which merges the podium level with the landscape and promotes on structure landscaping which will facilitate a further softening of the visual impact within the existing landscaped environment of the golf course.</p> <p>It is noted that Element Objective 3.3.1 includes maximising the retention of trees on site, so this additional requirement has not been included on this basis.</p>

Design Objective	Comment
Enhanced Environment	
Integrating the proposed residential development with the existing amenity of the Joondalup Resort.	This design objective is considered appropriate in addressing the conditions set out under Clause 19, Table 4, item 16 of LPS 3. In particular, it assists in ensuring that the proposal integrates with the existing Joondalup Resort and maintains the predominant Private Community Purposes form over the site.
Building bulk and scale for Site A, to be broken down using two distinct built forms and design treatment including on-structure landscaping, horizontal and vertical articulation and various colours and materials.	This design objective is considered to be supplementary to Clause 2.7 of the R-Codes. The inclusion of this design objective is supported in articulating the intended built form of Site A to address the desired future character of the area in the specific context of the Joondalup Resort.
Finishes and materials to reflect the character of the golf course including render, limestone and timber.	This design objective is considered appropriate in addressing the conditions set out under Clause 19, Table 4, item 16 of LPS 3. In particular, it assists in ensuring that the proposal integrates with the existing Joondalup Resort and maintains the predominant Private Community Purposes form over the site.
Depth and detail is provided to all facades, with facades shaded in line with their orientation and differentiation between upper and lower floors.	This design objective is considered to be supplementary to Clause 3.2 of the R-Codes. The inclusion of this design objective is supported to ensure that future design provides appropriate articulation and shade to dwellings with respect to the building's orientation.
Provide canopies for the pedestrian paths on the podium level.	This design objective is considered to be supplementary to Clause 4.5 of the R-Codes. The inclusion of this design objective is supported to ensure that any amenities provided on podium levels remain accessible at all times and provide appropriate shelter to facilitate this access.
Retain and enhance the pedestrian network to link the developments to the exiting hotel, club house and golf course.	This design objective is considered appropriate in addressing the conditions set out under Clause 19, Table 4, item 16 of LPS 3. In particular ensuring that the proposal integrates with the existing Joondalup Resort and maintaining the predominant Private Community Purposes form over the site.

It is therefore considered that the draft LDP sets out a planning framework for future development in a unique context which will be sensitive to the surrounding development and is sympathetic to the existing amenity of the area. It is therefore considered to meet the relevant objectives of the 'Private Community Purposes' zone under LPS3.

Joondalup Design Review Panel

The design concept which informed the draft Local Development Plan was presented to the Joondalup Design Review Panel (JDRP) on 21 February 2024. Subsequent to this, the draft LDP was presented to the JRDP on 15 May 2024, prior to formal lodgement of the application.

A summary of the JDRP comments as well as the applicant's response to these items is provided in Attachment 5 to this Report.

The JDRP was generally supportive of the design concept with comments focused on the need to ensure that the design intent was reflected in the LDP provisions to ensure that the LDP would facilitate development which is reflective of the concept design presented. The draft LDP includes a number of design objectives to address JDRP feedback.

Transport Considerations

A Transport Impact Statement (TIS) has been provided to consider potential transport implications of any future development on the subject lot of the scale facilitated under the draft LDP.

The TIS provides the following findings:

- Country Club Boulevard is a single carriageway Local Distributor Road, with capacity in accordance with the Main Roads Functional Road Hierarchy of 6,000 vehicles per day.
- Country Club Boulevard is currently operating within the anticipated capacity of a Local Distributor Road, well below the 6,000 vehicles per day capacity.
- Access to the development sites is proposed via the existing access point on Country Club Boulevard, through the existing car park.
- Parking for any future residential development is anticipated to be located within the future building footprint in accordance with the requirements of the R-Codes.
- Anticipated additional trip generation is estimated to be 152 vehicle trips in the peak hour.
- The established Joondalup Resort site is serviced by existing pedestrian shared pathways and has access to the 462 bus route to Joondalup train station.
- Additional traffic as a result of a development under the draft LDP can be accommodated by the local road network without modification. Further, the future development is unlikely to result in any safety impacts.
- A more detailed Transport Impact Assessment will be provided at the individual development application stage, subject to the approval of the draft LDP.

In accordance with the *Transport Impact Assessment Guidelines*, a full Transport Impact Assessment is required for any development where more than 100 vehicle movements are generated in the peak hour. As such a development application for multiple dwellings which is consistent with the scale facilitated under the draft LDP would trigger the requirement for a full TIA to be undertaken in support of that application. Any TIA submitted as part of a future development application would also need to undertake updated traffic counts.

Landscaping requirements

The draft LDP includes design objectives which relate to the intended landscaping design response which includes an integrated landscape response which merges the podium levels with landscaping and promotes on structure landscaping and the planting of trees. These objectives are proposed to be satisfied as part of any future development application in addition to the landscaping and tree requirements included in the R-Codes.

A tree canopy plan was provided in response to comments received following advertising and indicates trees to be retained and removed on subject site A and on the surrounding golf course. The tree retention plan is provided as Attachment 6 to this Report.

Proposed modifications

Modifications to the draft LDP are recommended to ensure that proposed design objectives are clear and can be readily assessed as part of any development application lodged in the event that the LDP is approved. The proposed modifications would also ensure that the design objectives are not duplicating Element Objectives already included in the R-Codes. A schedule of recommended modifications is included as Attachment 9 to this Report.

Issues and options considered

Council may choose to:

- support the draft Local Development Plan
- require modifications to the draft Local Development Plan
or
- refuse the draft Local Development Plan

It is noted that the draft LDP will require consideration and approval by the WAPC in accordance with Clause 1.2.4 of the R-Codes.

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 *Environmentally Sustainable Design Local Planning Policy.
Residential Development Local Planning Policy.
State Planning Policy 7.0 – Design of the Built Environment.
State Planning Policy 7.3 – Volume 2 – Apartments (R-Codes).*

Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the LPS Regulations) outlines the process for determining local development plans. The LPS Regulations state that a local development plan may be prepared under the following circumstances:

- A condition of subdivision approval requires the preparation of a local development plan.
- A local planning policy or structure plan requires a local development plan.
- Another provision of the Scheme requires a local development plan, or
- The WAPC and the local government consider one necessary for the purposes of orderly and proper planning.

Once the local government has accepted a draft LDP, the local government must advertise the LDP within 28 days for a minimum of 14 days. It is noted that the City's *Planning Consultation Local Planning Policy* requires an LDP to be advertised for 21 days.

After the close of advertising the draft LDP is required to be determined by the local government within 60 days. The local government has the ability to approve, require modifications or refuse the LDP taking into account the submissions received during advertising.

Notwithstanding the above, Clause 1.2.4 of the R-Codes sets out that a local government may, with WAPC approval, adopt a local development plan which augments the R-Codes with objectives to guide judgement about the merits of proposals. Clause 1.2.2 of the R-Codes sets out that a local government may, without WAPC approval, adopt a local development plan that amends or replaces the Acceptable Outcomes of specific clauses of the R-Codes. This includes the Acceptable Outcomes included in Part 2 which relate to primary development controls.

Given the draft LDP includes additional design objectives, the draft LDP will require approval by the WAPC pursuant to Clause 1.2.4 of the R-Codes. However, the local government will still make the final determination per Clause 52(1) of the LPS Regulations.

When an area is covered by an approved local development plan, the decision-maker must have due regard to, but is not bound by, the local development plan when determining an application for development approval.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	EXPECTATIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	<p>The relevant control, to mitigate risk, is to ensure the City complies with the process outlined for determining local development plans as per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>The proponent has the right of review against Council's decision, in accordance with the <i>State Administrative Tribunal Act 2004</i> and the <i>Planning and Development Act 2005</i>.</p>		

Financial / budget implications

The applicant has paid fees of \$8,554.28 for the assessment of the application. This does not include the costs of advertising of the application which are required to be covered by the applicant separately.

Regional significance

Not applicable.

Sustainability implications

The draft LDP includes a design objective relating to enhanced environmental outcomes. The proposed development contributes to the strategic provision of additional and diverse housing types consistent with urban consolidation principles in the provision of housing in the City of Joondalup.

Consultation

The application was advertised in accordance with the LPS Regulations and City's *Planning Consultation Local Planning Policy* for a period of 21 days, which was undertaken between 28 January 2025 and 18 February 2025.

Consultation was undertaken in the following manner:

- 843 letters were sent to the landowners/occupiers of properties within a 500 metres radius of the subject lot, with additional letters sent to some properties outside of the 500 metres catchment which had a direct interface with the golf course.
- The draft LDP, a location plan, the Transport Impact Statement and frequently asked questions were made available for public viewing on the City's website and at the administration building.
- One sign was installed, on the corner of Country Club Boulevard and Spyglass Grove.
- An email was sent to the Connolly Residents Association.

During the advertising period, 633 submissions were received, being 77 in support, 539 opposing and 17 neutral. A summary of key issues raised during consultation, the applicant's response and City comments is provided in Attachment 7 to this Report. A full schedule of verbatim submissions received is provided in Attachment 8 to this Report. The City has only removed words and phrases that may be considered as defamatory or identifying from the verbatim submissions. Hyperlinks have also been removed for cyber security reasons to prevent the City from inadvertently directing readers to potentially malicious websites.

Key areas of concern were as follows:

- The proposed maximum building height of 14 storeys or 80 metres AHD for site A and the impact this will have on the established neighbourhood character in Connolly and the amenity for residential dwellings adjoining the golf course.
- Visual privacy implications for residential dwellings backing on to the golf course.
- Future traffic implications for the local road network resultant from a development of the scale proposed.
- Concern over car parking for any future development on the site being insufficient.
- Loss of established trees as a result of a future development on the sites proposed.
- Environmental impacts of a future development on the sites proposed including implications for established wildlife.
- Implications for local infrastructure and open space due to population increase.

Key areas of support were as follows:

- Support for the provision of additional housing.
- Provision of downsizing options for the local community.
- Investment in the local community.
- Support for the design and location separated from adjoining residential lots.

Whilst the majority of responses received during community consultation do not support the proposed development, the draft LDP will facilitate development that is consistent with the intent of the applicable planning framework. Consideration has been given to the context of the subject site and the separation and level difference provided by the golf course to adjoining development. Consideration has also been given to the intent of the allowable additional land use of 'multiple dwellings' included in LPS3 to accommodate multiple dwelling development on the site.

It is noted that, should the draft LDP be approved, any future development on the subject lot would be subject to a development application process which would provide further opportunity for community consultation.

COMMENT

Should Council support the draft LDP, any future development for multiple dwellings on the lot would be subject to further assessment against the approved LDP.

The draft LDP is considered to meet the requirements of LPS3 in relation to the land use objectives for 'Private Community Purposes' zoned land and the applicable additional uses permitted under Clause 19 for 'multiple dwellings' and 'grouped dwellings' on the subject lot.

Given the predominant use of the land will remain for private community purposes, the draft LDP is considered to allow for the continued use of the majority of the site for the current privately owned recreation facilities associated with Joondalup Resort. It is considered that the draft LDP facilitates the provision of multiple dwelling development that is ancillary to the established resort facilities and consistent with the intent of the additional land use permissibility applicable to the subject lot under Clause 19 of LPS3.

The proposed 'Acceptable Outcomes' included within the draft LDP are considered to be consistent with the applicable 'Element Objectives' of the R-Codes and are also considered appropriate to facilitate a design response which is unique to the context of the development site and responds appropriately to the feedback from the JDRP.

The assessment has considered provisions included in the draft LDP which provide design objectives to be applied in addition to the requirements of the R-Codes which will ensure a more rigorous design response is achieved for any future development on the site. The built form controls included in the draft LDP are considered appropriate to manage the bulk and amenity impacts of a future development on the site.

Modifications to the draft LDP are recommended to ensure that proposed design objectives are applicable as objectives and are not duplicating Element Objectives already included in the R-Codes. A schedule of recommended modifications is included as Attachment 9 to this report.

It is therefore recommended that Council supports the draft LDP with modifications, and to be referred to the Western Australian Planning Commission for consideration.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 SUPPORTS the draft Joondalup Resort Local Development Plan as provided in Attachment 2 to this Report subject to modifications as provided in Attachment 9 to this Report;**
- 2 REFERS the modified draft Joondalup Resort Local Development Plan to the Western Australian Planning Commission for consideration;**

-
- 3 In the event that the Western Australian Planning Commission approves the draft Joondalup Resort Local Development Plan in accordance with Council's decision, AUTHORISES the Chief Executive Officer to APPROVE the draft Local Development Plan;**
 - 4 In the event that the Western Australian Planning Commission requires modifications to the draft Joondalup Resort Local Development Plan NOTES that the matter will be presented back to Council for further consideration.**

ATTACHMENTS

1. Location Plan [8.1.1 - 1 page]
2. Joondalup Local Development Plan [8.1.2 - 4 pages]
3. Joondalup Local Development Plan - Applicant Report [8.1.3 - 21 pages]
4. Joondalup Resort LDP Traffic Impact Statement [8.1.4 - 15 pages]
5. Joondalup Resort DRP Response [8.1.5 - 2 pages]
6. Tree Canopy Plan and Overshadowing Diagrams [8.1.6 - 2 pages]
7. Summary of key consultation themes applicant and City response [8.1.7 - 4 pages]
8. Schedule of Submissions Verbatim with redactions [8.1.8 - 187 pages]
9. Schedule of proposed modifications Joondalup Resort Local Development Plan [8.1.9 - 4 pages]

8.2 DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY (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 the draft Residential Development Local Planning Policy following public consultation.

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 transition 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 development control for medium density residential developments and has been restructured into 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 transition period to ensure that necessary development provisions continue to have effect after this period.

The draft Residential Development Local Planning Policy was advertised for a period of 21 days from 30 January 2025 to 20 February 2025. A total of six submissions were received, two in support, one opposing and three neutral. It is not considered that any feedback received during advertising necessitates any modifications to the draft Residential Development Local Planning Policy, however minor modifications are proposed to correct drafting errors identified in the advertised policy

It is therefore recommended that Council supports the draft new Residential Development Local Planning Policy and refer it to the Western Australian Planning Commission (WAPC) for determination.

BACKGROUND

Current residential local planning policies

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 [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.

Amended Residential Design Codes Volume 1 2024

The current version of the [Residential Design Codes Volume 1](#) (R-Codes) were released on 8 March 2024, with the new policy provisions coming into effect on 10 April 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 codes). • Multiple dwellings R10-R60.
R-Codes Volume 2	Apartments	Applies to all 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 both generally unchanged, with only consequential amendments made following the introduction of the Part C provisions.

The Part C provisions are a new set of development provisions for medium density development and are divided into three sections: 'the garden', 'the building', and 'neighbourliness', with some of the key inclusions outlined 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 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 HOA 3 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 lower density will still be subject to assessment against 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 transition 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 transition 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 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 of this Report outline which specific provisions require WAPC approval to be modified.

Council resolution

Council at its meeting held on 19 November 2024 (CJ310-11/24 refers) considered the draft new Residential Development Local Planning Policy and resolved to advertise the policy for a period of 21 days.

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 developments. 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:

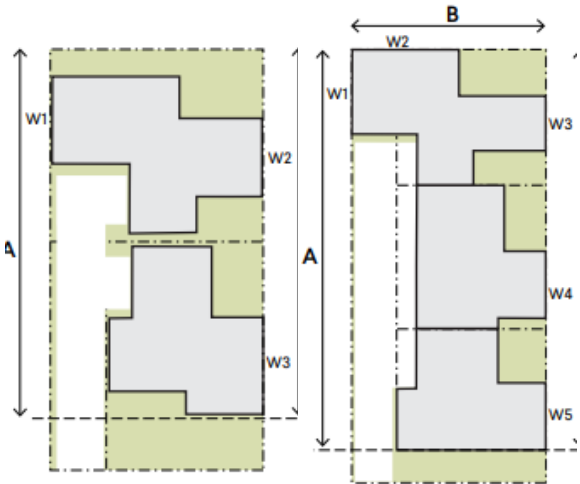
- Local planning frameworks should maximise consistency with the R-Codes. Several provisions of the HOALPP were included as they were not covered by the previous versions of the R-Codes (for example landscaping, solar access and ventilation). As the amended R-Codes now include these controls, it may 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 established 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 areas) that need to include a small tree. To ensure this is practical, buildings and garages can be closer to the street, and more boundary walls are permitted for some densities. For example, should the City's draft Residential Development LPP maintain the current HOALPP 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.

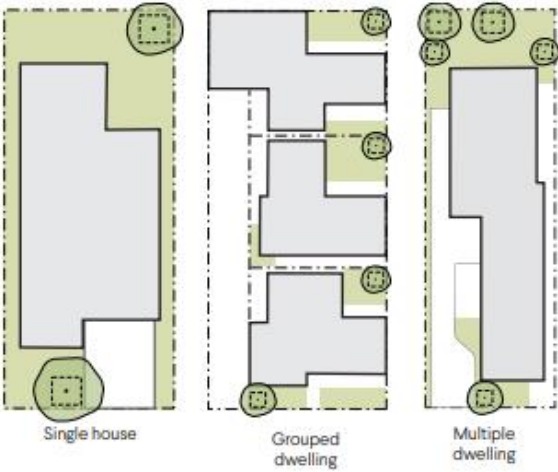
A summary of the key provisions of the RDLPP and HOALPP against Parts B and C of the updated R-Codes Volume 1 2024 as well as key considerations and recommendations for potential modifications are provided in Attachments 1 and 2. A summary of key provisions from these tables for both the HOALPP and RDLPP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

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
<p><u>Lot boundary setbacks and boundary walls</u></p> <p>The ground floor is to have a minimum setback of one metre, and a two metre setback for upper floors.</p> <p>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.</p>	<p><u>Comments:</u></p> <p>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.</p> <p>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.</p> <p>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.</p>

	 <p>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.</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> 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>

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>Resident parking – Location</u> Provisions require any resident parking bay to be set back 5.5 metres from the public road boundary.	<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. 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. WAPC approval is not required to modify provisions relating to garage setbacks. <u>Recommendation:</u> Modify HOALPP requirements as above.
<u>Access and Parking – Resident parking</u> Provides a definition for Location A, being: <ul 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. For Location A areas, a lower amount of residential parking is required under the R-Codes.	<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). 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. 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. It is considered appropriate to remove the HOALPP definition for Location A and revert to the updated R-Code definition.

	<p>WAPC approval is required to modify provisions relating to parking.</p> <p><u>Recommendation:</u> Modify HOALPP provisions as above.</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>

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>Trees and deep soil areas</u> 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).	<u>Comments:</u> Part C includes requirements for the planting of one 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. WAPC approval is required to modify provisions relating to trees and landscaping. <u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail.
<u>Tree retention</u> A reduction in landscaping area is permitted where an appropriate medium or large tree is being retained.	<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. WAPC approval is required to modify provisions relating to trees and landscaping. <u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail.

RDLPP key requirements 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>	
Summary of RDLPP requirement	Comment
<u>Street setbacks</u> Minimum setback requirements to street boundaries as per the R-Codes with amendments as to how averaging is applied.	<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. WAPC approval is not required to modify provisions relating to street setbacks. <u>Recommendation:</u> Remove the RDLPP provision. R-Codes requirements prevail.
<u>Lot boundary setbacks</u> Lot boundary setbacks as per the R-Codes. Requirements for maximum boundary wall height and length up to one side lot boundary.	<u>Comments:</u> 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. 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. WAPC approval is required to modify provisions relating to lot boundary setbacks however is not required to modify boundary wall provisions. <u>Recommendation:</u> Modify the RDLPP provision to restrict boundary wall heights. R-Codes requirements prevail.

RDLPP key requirements 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>	
Summary of RDLPP requirement	Comment
<u>Building height</u> Three storey is permitted for aged and dependents multiple dwellings where the site is 5,000m ² or larger. This links with an objective of the Local Housing Strategy.	<u>Comments:</u> 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> . 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. <u>Recommendation:</u> Remove the RDLPP provision. R-Codes requirements prevail.
<u>Setback of garages and carports</u> 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.	<u>Comments:</u> 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. WAPC approval is not required to modify provisions relating to garage setbacks. <u>Recommendation:</u> Remove the RDLPP provision. R-Codes requirements prevail.

RDLPP key requirements 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>	
Summary of RDLPP requirement	Comment
<u>Garage width</u> 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.	<u>Comments:</u> 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. 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. WAPC approval is not required to modify provisions relating to garage widths. <u>Recommendation:</u> Remove the RDLPP provision. R-Codes requirements prevail.

A range of other provisions relating to vehicle access, size and layout of dwellings, ventilation, outdoor living area, street surveillance, and site works were also considered as part of this review and recommended to either be retained, modified or deferred to the provisions of the R-Codes. Specifics relating to all relevant provisions are included in the policy comparison tables at Attachments 1 and 2 to this Report.

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 can be removed as the design principles will continue to apply.

Draft new Residential Development Local Planning Policy

The advertised 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 HOAs and lots within HOAs 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.

Minor drafting errors were identified in the advertised policy, with a revised policy version (Attachment 4 refers) proposed with minor modifications to rectify these items.

Western Australian Planning Commission approval requirements

WAPC final approval is required for policy provisions in the new Residential Development Local Planning Policy which augment or replace R-Code provisions for the following elements:

- Part B – Outdoor living areas.
- Part B – Landscaping.
- Part B – Solar access for adjoining sites.
- Part C – Access (sightlines).
- Part C – Private open space.
- Part C – Trees and landscaping.
- Part C – Parking.
- Part C – Building height.
- Part C – Solar access for adjoining sites.
- Part D – Site area.

Should Council choose to progress with the draft Residential Development Local Planning Policy, it will be referred to WAPC for its consideration of the proposed policy provisions relating to the above elements.

The Department of Planning, Lands and Heritage (DPLH) has provided preliminary comments (Attachment 5 refers) on the advertised draft new Residential Development Local Planning Policy. The officer level feedback received provides recommendations in regard to some wording and formatting within the draft policy to better align with the current version of the R-Codes. However, the feedback does not constitute formal consideration or direction from the WAPC noting that further comments will likely be received when the draft policy is formally referred to the WAPC for consideration. Therefore, no modifications the draft policy to address the DPLH comments are proposed at this point.

Issues and options considered

The development of the amended R-Codes by the 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 sizes 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:

- support the draft new local planning policy as recommended and refer to the WAPC
- support the draft new local planning policy with modifications and refer to the WAPC or
- not support 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 referred to the WAPC for determination, a report will be presented to Council following WAPC's review to consider the outcome of WAPC's decision.

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 *Development in Housing Opportunity Areas Local Planning Policy.*
 Residential Design Codes Volume 1.
 Residential Development Local Planning Policy.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .	

Risk	ATTRACTION
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.

Other risk information

The draft new Residential Development Local Planning Policy proposes to modify provisions of the R-Codes to reflect the local context and character of the City's residential areas. If the draft new local planning policy is not adopted by Council, then once the City's HOALPP and RDLPP lapse on 10 April 2026, the policy provisions will cease to have effect and the R-Codes will prevail. This may result in some of the specific provisions important to the City, Council and its community not being included in the assessment framework for future residential development.

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 was advertised for a period of 21 days from 30 January 2025 to 20 February 2025. A total of six submissions were received during the advertising period, two in support, one opposed and three neutral. A schedule of submissions is provided which includes verbatim comments received and City responses to the matters raised (Attachment 6 refers).

Key themes identified from the advertising period are as follows:

- Support for a less complex framework for residential design and greater clarity for designers as to how the City's planning framework modifies the R-Codes.
- Support for tree canopy provisions.
- Concern over the need for increased green space within broader suburban areas.
- Concern that the proposed policy provisions include modifications which will have minimal impact. Consideration that the recently updated R-Codes should be the only policy that applies to residential development in the City.

COMMENT

Based on the responses received, it is not considered that any additional modifications are required to the draft Residential Development Local Planning Policy following consultation, except for minor modifications proposed to correct drafting errors identified in the policy.

Should Council determine to progress with the draft Residential Development Local Planning Policy, WAPC approval will be required for a number of policy elements which are proposed to be augmented by the draft policy. A report will be presented to a future Council meeting following WAPC review to present the outcomes of WAPC's determination.

It is recommended that Council endorse the draft Residential Development Local Planning Policy for referral to the WAPC for determination.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 SUPPORTS the draft new Residential Development Local Planning Policy as provided at Attachment 4 to this Report;**
- 2 REFERS the draft new Residential Development Local Planning Policy to the Western Australian Planning Commission for determination.**

ATTACHMENTS

1. Full Provisions Comparison Table HOALPP Part B and Part C [8.2.1 - 32 pages]
2. Full Provisions Comparison Table RDLPP Part B and Part C [8.2.2 - 30 pages]
3. Advertised Draft New Residential Development Local Planning Policy [8.2.3 - 13 pages]
4. Post Advertising Modified Draft New Residential Development Local Planning Policy [8.2.4 - 13 pages]
5. DPLH Preliminary Comments on Advertised Draft New Residential Development Local Planning Policy [8.2.5 - 14 pages]
6. Schedule of Submissions Following Advertising Draft New Residential Development Local Planning Policy [8.2.6 - 5 pages]

8.3 PROPOSED AMENDMENT TO LOCAL PLANNING SCHEME NO. 3 - LOT 55 (15) DELAGE STREET, JOONDALUP (WARD - NORTH)

WARD	North
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	16996, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider a proposed amendment to *Local Planning Scheme No. 3* to permit the additional land uses 'Warehouse/Storage' and 'Bulky Goods Showroom' at Lot 55 (15) Delage Street, Joondalup.

EXECUTIVE SUMMARY

The City has received an application for an amendment to *Local Planning Scheme No. 3* (LPS3), on behalf of the owners of Lot 55 (15) Delage Street, Joondalup.

The site is zoned 'Centre' under LPS3 and is located within the City Centre Precinct of the *Joondalup Activity Centre Plan* (JACP). The City Centre Precinct functions as the core of the Joondalup Activity Centre with a key objective to encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses.

The amendment to LPS3 proposes to allow the land uses 'Warehouse/Storage' and 'Bulky Goods Showroom' on Lot 55 (15) Delage Street, Joondalup. These land uses are currently designated 'X' (not permitted) within the City Centre Precinct. It is also proposed that the minimum 13.5 metre building height (notionally four storeys) required under the JACP would not apply to development of the 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses on the subject site.

The subject site is currently vacant and is located within the Winton Road business park portion of the City Centre Precinct which is characterised currently by a range of light industry and service commercial land uses. The proposed permitting of 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses on the subject site is consistent with this existing surrounding development. The land uses are however incompatible with the long-term objective of the City Centre Precinct to encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses within this precinct.

Careful consideration of additional uses to LPS3 is required to ensure they are compatible with the objectives of the applicable zone and not facilitate inappropriate development. It is noted that land use permissibility and development provisions for the City Centre Precinct will be considered through the intended future review of the JACP. The City considers that the appropriateness of land uses within the City Centre Precinct and JACP more broadly should be considered through the comprehensive review of the JACP rather than through an ad-hoc approach of a scheme amendment, which would establish land use permissibility and a variation to minimum building height requirements for a single site.

It is therefore recommended that Council resolve not to adopt the proposed scheme amendment for advertising.

BACKGROUND

Suburb/Location	Lot 55 (15) Delage Street, Joondalup.
Applicant	Dynamic Planning and Developments.
Owner	Apache Investments Australia Pty Ltd.
Zoning	LPS Centre.
	MRS Urban.
Site area	3,768m ² .
Structure plan	Joondalup Activity Centre Plan.

Lot 55 (15) Delage Street, Joondalup, is bounded by Delage Street to the north and various light industry and service commercial land uses to the east, south and west (Attachment 1 refers). The land is vacant and although development approval was issued in 2013 for a two-storey showroom and warehouse, the site has never been developed.

The site is zoned 'Centre' under LPS3 and is subject to the JACP, which was adopted by Council at its meeting held on 27 June 2017 and approved by the WAPC on 23 October 2018. The JACP establishes the strategic direction for the Joondalup Activity Centre and provides development provisions for distinct precincts.

The site is located within the City Centre Precinct of the JACP, which is the core of the Joondalup Activity Centre and is intended to function as the key transport and employment hub with a focus on facilitating high-density, mixed-use development. The City Centre Precinct is separated by Joondalup Drive, with the subject site to the west of Joondalup Drive within the Winton Road business park.

The existing built form within the Winton Road business park consists predominantly of concrete tilt-up panel buildings accommodating land uses such as bulky goods showrooms, warehouses, motor vehicle repairs and trade displays. The long-term vision for the City Centre Precinct within the Winton Road business park is a transition to mixed-use development, with the existing land uses to only remain in the Joondalup West Precinct (Attachment 2 refers).

Land use permissibility

Land use permissibility within the JACP is regulated by Table 3b – Joondalup Activity Centre Zoning Table of LPS3. Within the City Centre Precinct, 'Warehouse/Storage' and 'Bulky Goods Showroom' are identified in Table 3b of LPS3 as 'X' land uses, meaning these uses are not permitted. Existing 'Warehouse/Storage' and 'Bulky Goods Showroom' businesses can continue to operate in accordance with the non-conforming use rights afforded under LPS3.

DETAILS

Proposed amendment to *Local Planning Scheme No. 3*

The proposed scheme amendment would allow the land uses 'Warehouse/Storage' and 'Bulky Goods Showroom' to occur on Lot 55 (15) Delage Street, Joondalup, subject to development approval being issued for the built form component. These land uses are currently 'X' (not permitted). The scheme amendment also proposes to remove the minimum 13.5 metre building height requirement for the built form development associated with these land uses.

'Warehouse/Storage' land uses generally comprise large indoor or outdoor storage facilities which may include display or sale by wholesale of goods. 'Bulky Goods Showroom' land uses are used to sell retail goods and accessories of a bulky nature, for example automotive parts, household appliances and camping supplies.

Applicant justification

The applicant has submitted justification to support the proposal (Attachment 3 refers) summarised as follows:

- The proposed additional uses are consistent with the existing surrounding light industry and service commercial businesses in the Winton Road business park and would be capable of approval on the north side of Delage Street (Joondalup West Precinct).
- The proposed additional uses, despite not comprising mixed-use development, would facilitate employment and activation at the vacant site in accordance with the only applicable objective of the City Centre Precinct.
- The future development would be capable of achieving the relevant development provisions of the JACP excluding the minimum 13.5 metre building height requirement, which is proposed to be waived as a condition of the additional uses being permitted.
- Examples of 'Warehouse/Storage' development have been provided at Lot 10 (88) Roberts Street, Osborne Park and Lot 11 (65) Edward Street, Osborne Park, which are located within a similar light industrial area. These examples were able to incorporate an incidental office component and provide an active and attractive streetscape.

Assessment of this justification has been incorporated into the issues and options considered below.

Issues and options considered

Land use considerations and development standards

City Centre Precinct objectives assessment

The primary objective of the JACP City Centre Precinct is as follows:

- a) *Encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses.*

The JACP zoning table identifies 'Warehouse/Storage' and 'Bulky Goods Showroom' as 'X' uses within the City Centre Precinct as these land uses typically comprise large floorspace buildings with a low number of employees. Due to the nature of goods sold, these land uses encourage a high car dependence and associated parking requirement.

The above objective is therefore not considered to be achieved as the proposed additional land uses are not conducive to mixed-use development and while any development will activate the site and create employment, the additional uses would not facilitate employment intensive land uses such as retail or office type uses.

The applicant has provided warehouse and office development examples in Osborne Park to demonstrate that a high-quality built form to the streetscape can be achieved. However, the offices in these examples are incidental to the warehouse use and do not comprise a mixed-use development. Additionally, the 'warehouse' use for these examples is a 'D' use in the 'Business' zone, which means the use is discretionary and contemplated as being permissible on the site subject to development approval being issued. There are also no elements of the scheme amendment that can ensure the same high-quality built form would be achieved at the subject site through a future development application if the proposed scheme amendment is endorsed.

Compatibility with the surrounding area

The proposed additional land uses of 'Warehouse/Storage' and 'Bulky Goods Showroom' on the subject site are consistent with the existing light industry and service commercial land uses within the Winton Road business park, which is yet to see any transition to high intensity mixed-use development contemplated by the JACP. Since adoption of the JACP, one mixed-use development within the City Centre Precinct of the Winton Road business park has been approved at Lot 45 (8) Elcar Lane, Joondalup, however development has not commenced at this point.

It is acknowledged that the subject site is currently the only vacant site in the area, and therefore it could be argued that allowing the additional land uses on the site will not set any precedent for similar requests from surrounding properties. However, it is also considered that support of additional use and built form controls over a single site may set a precedent and possibly lead to similar requests to entrench the 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses and remove minimum building height requirements on individual sites. This is inconsistent with the current longer-term vision for the City Centre Precinct and therefore should not be encouraged.

Development standards

There is no development proposed directly through the scheme amendment and the City has not received any recent development applications for the subject site. Future proposals would be subject to the requirements of LPS3 and the JACP (the general development standards and City Centre Precinct specific development standards). The table below provides a summary of the key development standards that would apply to future development.

Development standard	Comment
Building height: Minimum height = 13.5 metres Maximum building height = 45 metres	A condition associated with the additional uses proposes that no minimum building height requirement would apply.
Street setback: Nil setback at ground level for 75% of the building frontage with a maximum 3 metre setback.	This is achievable, however there are minimal examples of this being achieved within the Winton Road business park and may be difficult to achieve without basement car parking.
Street interface (semi-active frontage): <ul style="list-style-type: none"> Continuous pedestrian shelter of 2.5 metres minimum width and a minimum 3 metres and maximum 4 metres height clearance above the footpath shall be provided to a minimum of 50% of street frontage. Primary building entrances shall be visible from the public realm and provide pedestrian shelter and be accessed directly from the primary frontage. Glazing shall be provided, be visible from the public realm and at ground floor to a minimum of 50% of the area of any street frontage. There shall be no fencing to any public road or public space. There shall be no on-site parking adjacent to any public road. 	These standards are achievable, however there are minimal examples of this being achieved within the Winton Road business park.
Non-residential parking: 1 bay per 75 square metres of net lettable area.	This is achievable dependent on the future development proposed.
R-Coding: R-AC-0	No residential component is proposed based on the additional uses proposed, however multiple dwellings are a permitted use at the subject site.

The applicant has noted in their supporting justification that the development standards of the JACP can all be achieved excluding the minimum building height requirement, which would likely result in future development being approximately two storeys consistent with existing development in the Winton Road business park.

Joondalup Activity Centre Plan review

The JACP is due to expire on 23 October 2028, with a review of the structure plan intended to be completed before this date. This review will identify if any modifications are required to the scope and development provisions of the JACP precincts to facilitate intended future development within the structure plan area. Land use permissibility and built form outcomes will also be considered through the overall review process for a consistent planning approach within the Joondalup Activity Centre. It is considered that support of the proposed scheme amendment ahead of the review of the JACP is premature.

Options

The options available to Council in considering the proposed scheme amendment are to:

- proceed to adopt the amendment to the local planning scheme for advertising without modification
- proceed to adopt the amendment to the local planning scheme for advertising with modifications
or
- not proceed to adopt the amendment to the local planning scheme for advertising.

Should Council adopt the proposed scheme amendment for the purpose of advertising, a further report will be presented to Council following the conclusion of the advertising period.

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

Part 5 of the *Planning and Development Act 2005*, in conjunction with the LPS Regulations, enables a local government to prepare or amend a local planning scheme and sets out the process to be followed.

Under the LPS Regulations, scheme amendments are classified as being basic, standard, or complex amendments. In resolving to proceed with an amendment, Council needs to specify the amendment type and explain the reason for that classification. The proposed amendment is considered to be a standard amendment as it is not a basic or complex amendment and would have minimal impact on land in the broader scheme area.

Clause 35A of the LPS Regulations states that if an amendment to a local planning scheme affects the area to which a structure plan approved under the scheme relates, the amendment must include a statement that outlines where the structure plan is to be revoked, amended, or is not affected when the amendment takes effect. The proposed scheme amendment would not affect the *Joondalup Activity Centre Plan* in this way.

Should Council resolve to proceed with the proposed scheme amendment for the purpose of advertising, the proposed scheme amendment is required to be referred to the Environmental Protection Authority to decide whether or not a formal environmental review is necessary.

Should the Environmental Protection Authority decide that an environmental review is not required, and notifies the City accordingly, then it will be necessary to proceed to advertise the proposed scheme amendment for 42 days. The proposed scheme amendment must also be forwarded to the WAPC for consent to advertise.

Upon closure of the advertising period, Council is required to consider all submissions received and decide whether to support the amendment, with or without modifications, or not support the amendment. The decision is then forwarded to the WAPC, which makes a recommendation to the Minister for Planning. The Minister can either grant final approval to the amendment, with or without modifications, or refuse the amendment.

Should Council elect not to adopt the amendment for advertising, the amendment will not progress any further, unless Council is directed by the Minister for Planning under Section 76 of the *Planning and Development Act 2005*.

Local Planning Scheme No. 3 and Joondalup Activity Centre Plan

The JACP is the relevant planning instrument for regulating development within the Joondalup Activity Centre. The JACP is a 'due regard' document, meaning that decision makers for development within the activity centre plan area are not bound by the JACP, however are obliged to adhere to the JACP provisions and objectives in determining subdivision and development proposals unless there is a valid reason for these to be varied.

The JACP refers to land use permissibility within the Joondalup Activity Centre as being in accordance with LPS3 Table 3b – Joondalup Activity Centre Zoning Table. Unlike an activity centre plan, the provisions of LPS3 are not due regard and must be adhered to by decision makers in considering whether a land use is capable of approval, noting that the proposed additional uses not permitted due to being specified as 'X' uses in Table 3b.

In considering whether to adopt the scheme amendment application for advertising, Council is required to have due regard to the overall vision of the JACP and the relevant objectives of the City Centre Precinct, however, it is open to Council to consider the merits of the proposal and depart from the JACP if there is considered good reason to do so.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .	

Risk	ATTRACTION
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.

Other risk information

If Council elects not to adopt the scheme amendment for advertising, then the amendment will not proceed any further unless Council is directed by the Minister for Planning under Section 76 of the *Planning and Development Act 2005*. If Council resolves to adopt the scheme amendment and it is ultimately approved by the Minister for Planning, there is a risk that a precedent may be set for future similar requests associated with the redevelopment of sites within the City Centre Precinct.

Financial / budget implications

The applicant has paid fees of \$6,549.24 (including GST) to cover the costs associated with the assessment of the scheme amendment. The fees do not include the cost of advertising as the applicant is required to cover these costs separately. If Council resolves not to adopt the amendment for advertising, a portion of the fees will be refunded to the applicant.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Should Council initiate the scheme amendment, it is required to be advertised for public comment for 42 days. In accordance with the LPS Regulations and the City's *Planning Consultation Local Planning Policy*, it is proposed that advertising would be by way of:

- letters to adjoining and nearby landowners
- a sign on site
- an email to the community engagement network
- a notice published in the local newspaper
- a notice on the City's social media platforms
- a notice and documents placed on the City's website.

COMMENT

While it is acknowledged that the proposed land uses are consistent with existing surrounding development, this needs to be balanced with the intent of the JACP City Centre Precinct to encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses within the precinct. In addition, endorsement of the scheme amendment may establish an undesirable precedent for future similar scheme amendment requests within the City Centre Precinct, particularly west of Joondalup Drive within the Winton Road business park.

It is considered that the review of the JACP is the appropriate time to consider the various elements of the plan, including whether any modifications are required to the City Centre Precinct to facilitate desired future development.

It is therefore recommended that Council resolve not to adopt the proposed scheme amendment for advertising.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 In accordance with section 75 of the *Planning and Development Act 2005* and Regulation 46A(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, DOES NOT ADOPT the amendment for the additional uses 'Warehouse/Storage' and 'Bulky Goods Showroom' at Lot 55 (15) Delage Street, Joondalup to the City of Joondalup *Local Planning Scheme No. 3* for the following reasons:
 - 1.1 The proposal is inconsistent with objective 1.5.1.1a) of the *Joondalup Activity Centre Plan* to encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses within the City Centre Precinct;

-
- 1.2 The proposal is contrary to the principles of orderly and proper planning as an amendment to land use permissibility of this nature prior to a broader review of the *Joondalup Activity Centre Plan* and City Centre Precinct being undertaken is premature;
 - 1.3 Endorsement of the proposal would establish an undesirable precedent for future similar requests within the City Centre Precinct of the *Joondalup Activity Centre Plan*;
 - 2 In accordance with Regulation 46A(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, PROVIDES a copy of this resolution to the Western Australian Planning Commission.

ATTACHMENTS

1. Location Plan [8.3.1 - 1 page]
2. Joondalup Activity Centre Plan - Precincts Plan Map [8.3.2 - 1 page]
3. Applicant Scheme Amendment Justification Report [8.3.3 - 29 pages]

8.4 LOCAL PLANNING SCHEME NO. 3 - REPORT OF REVIEW (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	83628, 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 endorsing the Report of Review prepared in relation to the City's *Local Planning Scheme No. 3* and *Local Planning Strategy*.

EXECUTIVE SUMMARY

The *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) require all local governments to undertake a review of the operation of their local planning schemes every five years. The City's *Local Planning Scheme No. 3* (LPS3) came into effect in October 2018 and is therefore due for review.

As part of this operational review, the City is required to prepare a 'report of review' that summarises how effectively LPS3 and the Local Planning Strategy are performing. The report must include recommendations as to whether LPS3 and the Local Planning Strategy are satisfactory, require amendment, or should be revoked and a new scheme and/or strategy prepared.

To satisfy this requirement, a Report of Review (Attachment 1 refers) has been prepared and contains the following recommendations:

- LPS3 be amended to align with the deemed and model provisions of the LPS Regulations, with the potential for further scheme amendments to be considered following the outcomes of the Local Planning Strategy review.
- A new Local Planning Strategy be prepared and the existing Local Planning Strategy revoked when the new strategy comes into effect, which will be completed in Phases 4 and 5 of the City's ongoing Local Planning Strategy review.

Once approved by Council, the Report of Review is required to be forwarded to the Western Australian Planning Commission (WAPC). Within 90 days of receiving the Report of Review, the WAPC must consider the report and advise whether it agrees or disagrees with the recommendations made by the City. The advice from the WAPC will then be incorporated into the ongoing review of LPS3 and the Local Planning Strategy.

It is therefore recommended that Council resolves to approve the Report of Review and forward the report to the WAPC for consideration.

BACKGROUND

Local Planning Scheme No. 3

Local planning schemes are the primary mechanism used by local governments to regulate how land may be used and developed. Schemes are required to be structured in accordance with the 'model' provisions of the LPS Regulations for consistency, while still allowing flexibility in applying land use permissibility and development provisions between local governments. The 'deemed' provisions of the LPS Regulations are automatically written into local planning schemes and are unable to be altered, varied, or excluded by local governments.

The City's current local planning scheme, LPS3, came into effect on 23 October 2018. LPS3 has been amended periodically to align with changes to the LPS Regulations and facilitate changes to zoning, density coding and development provisions, however, there has been no comprehensive review of the scheme since it came into effect.

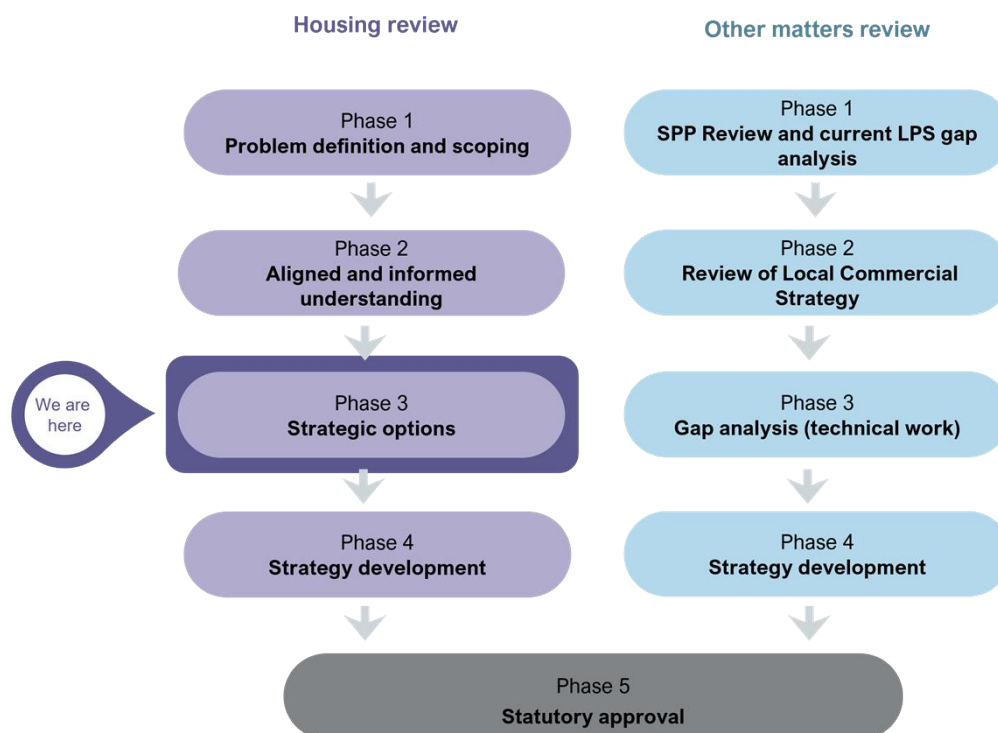
Local Planning Strategy

Local planning strategies establish long-term planning directions and actions for local governments, including investigation of planning issues and the rationale for the zoning and density allocation of land under the local planning scheme. The LPS Regulations require local governments to maintain a local planning strategy for each local planning scheme.

The City's current Local Planning Strategy was endorsed by the WAPC on 10 November 2017 and is supported by the Local Housing Strategy and Local Commercial Strategy. Review of the Local Planning Strategy was initially scheduled to commence in the 2022-23 financial year, noting that Council at its meeting held on 18 May 2021 (CJ063-05/21 refers) resolved to bring forward the housing component of this review (*Building Sustainable Neighbourhoods*).

Council endorsed the project approach and scope of works associated with the review at its meeting held on 19 April 2022 (CJ047-04/22 refers). An 'other matters review' is being undertaken concurrently with the 'housing review' to identify non-housing planning issues and the extent of technical work required for the Local Planning Strategy to align with the State planning framework. A flowchart of the project approach endorsed by Council is provided below.

At its meeting held on 28 May 2024 (CJ130-05/24 refers), Council noted the outcomes of Phase 2 and endorsed the scope of work and consultation approach to be progressed in Phase 3. Subsequently at its meeting held on 19 November 2024 (CJ306-11/24 refers), Council accepted a tender from APP Group to commence development of three strategic options for the allocation of residential density in the City, which will include two rounds of community consultation in 2025 before being presented to Council.



DETAILS

The Report of Review evaluates how effectively the City's local planning framework has been operating since LPS3 came into effect in 2018. In accordance with Regulation 66(2) of the LPS Regulations and the 'Review of Local Planning Schemes' manner and form guidance document published by the WAPC, a report of review is required to provide the following information:

- Details of when LPS3 came into effect, including any amendments to the scheme and whether these have been consolidated in accordance with the *Planning and Development Act 2005*.
- A summary of development activity within the City, including dwelling construction, lot creation, extent of non-residential development and structure plans endorsed.
- Alignment of LPS3 and the Local Planning Strategy with the State planning framework and their effectiveness in facilitating appropriate development outcomes.
- Details of population growth and demographic changes over time.
- Consultation undertaken with government agencies, industry bodies and the community as part of the LPS3 and Local Planning Strategy review process.

A detailed assessment of this information has been provided in the Report of Review prepared and has informed the proposed recommendations for LPS3 and the Local Planning Strategy, which are summarised below.

Issues and options considered

Local Planning Scheme No. 3

LPS3 is overall in alignment with the model and deemed provisions of the LPS Regulations and it is therefore considered unnecessary for a new scheme to be prepared. However, the following are five key areas which have been identified as requiring amendment or further review:

- Aligning provisions for short-term rental accommodation with the LPS Regulations.
- Deleting provisions regarding cash-in-lieu of car parking payments.
- Deleting references to *State Planning Policy 3.6 - Development Contributions for Infrastructure*.
- 'Normalisation' of structure plans into the scheme.
- Implementing outcomes of the Local Planning Strategy review into the scheme.

Short-term rental accommodation

On 18 September 2024, amendments to the LPS Regulations came into effect that facilitate changes to the management of short-term rental accommodation. The City is currently progressing a scheme amendment to align LPS3 with the deemed provisions of the LPS Regulations, namely replacing the 'bed and breakfast' and 'holiday house' land uses with 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation'.

The LPS Regulations model provisions have also been amended to introduce updated definitions for 'cabin' and 'chalet' and a new land use for 'tourist and visitor accommodation'. It is intended that LPS3 will be amended to align with these model provisions, however further investigation of the 'tourist and visitor accommodation' land use is required to ensure appropriate land use permissibility and development provisions are implemented as the new land use would consolidate and replace the existing 'holiday accommodation', 'motel', 'serviced apartment' and 'tourist development' land uses, noting that these uses can operate at significantly different scales. This will be considered through further review of LPS3 and the Local Planning Strategy.

Aligning LPS3 with the LPS Regulations

Deleting provisions for cash-in-lieu car parking payments is necessary as this process has been incorporated into Part 9A of the LPS Regulations deemed provisions, making the LPS3 provisions redundant.

References to *State Planning Policy 3.6 - Development Contributions for Infrastructure* in LPS3 are no longer required as the process for development contribution plans is outlined in Part 7 of the LPS Regulations and state planning policies are no longer able to be read into local planning schemes.

Other minor administrative changes to LPS3 are also necessary, although a low priority, to align with the LPS Regulations.

Structure plan review project

As part of the approval of LPS3, the WAPC advised that the City is required to undertake a review of the City's existing structure plans to assess whether they are still relevant and required. At its meeting held on 19 November 2024 (CJ308-11/24 refers), Council noted that a review of the City's structure plan framework is required and is currently being progressed.

As structure plans are reviewed, they are identified as still being relevant or are appropriate to revoke and 'normalise', with the structure plan zones and any relevant provisions being included into LPS3 (where required). This is currently progressing for the *Currambine Structure Plan*, *Kinross Neighbourhood Structure Plan* and *Sheppard Way Structure Plan*. The City's remaining structure plans will be reviewed and normalised into LPS3 as they approach their expiry, with an extension to the approval period of five structure plans currently lodged with the WAPC.

Local Planning Strategy review implications

The Local Planning Strategy review and subsequent development of a new strategy may identify planning issues which require amendments to LPS3 and the scheme maps, such as modifications to the current allocation of residential density. This will be considered through the Local Planning Strategy review process and at this stage the extent of amendments required is not known.

Report of Review recommendation

The proposed Report of Review recommendation for LPS3 is to note that it is operating effectively and is predominantly aligned with the LPS Regulations, however some amendments are recommended for consistency with recent changes to the model and deemed provisions. It is also acknowledged that further amendments to LPS3 may be required following the outcomes of the Local Planning Strategy review.

Local Planning Strategy

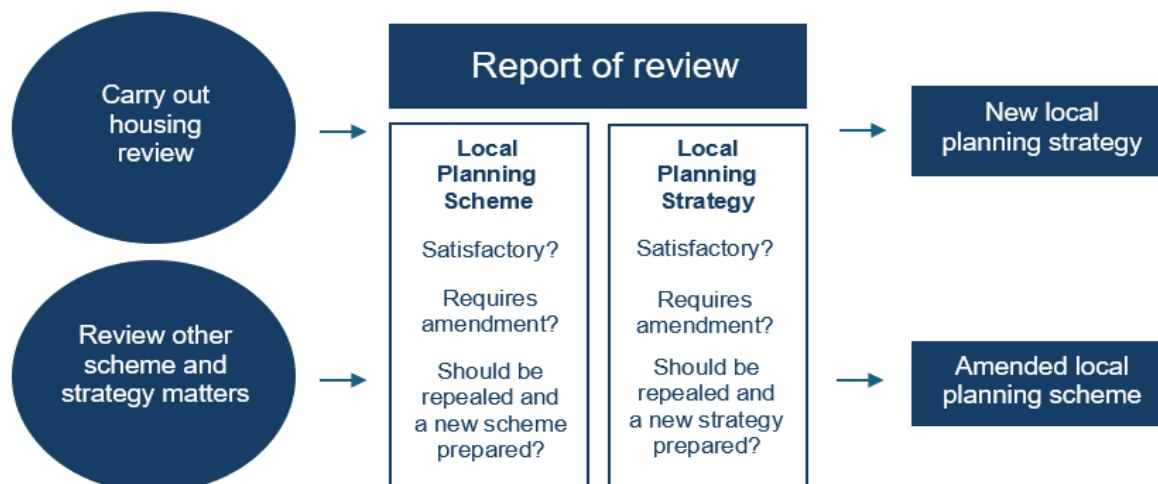
Relationship between the Report of Review and Local Planning Strategy review

The City's ongoing review of the Local Planning Strategy is currently in Phase 3 (Strategic Options), with options for the allocation of residential density to be prepared following community consultation being undertaken. It is intended that these options, in conjunction with the technical work being undertaken in the 'other matters review', inform development of the strategy in Phase 4, with final statutory approval being sought (through the WAPC) in Phase 5.

The preparation of a Report of Review is a statutory requirement that functions as an audit of the City's existing local planning framework and its performance against the State planning framework. The Report of Review provides a summary of key issues identified through the Local Planning Strategy review, with a requirement to provide a recommendation whether the strategy is adequate in addressing these issues. This is consistent with Part 6, Division 1 of the LPS Regulations as outlined in the diagram below.

Regulatory Pathway

Part 6, Division 1 – Review of local planning scheme



The project approach to the City's Local Planning Strategy review, while required to be addressed within the Report of Review in the broader context of the City's strategic planning framework, has already been endorsed by the Department of Planning, Lands and Heritage (DPLH) and will continue to proceed.

Local Planning Strategy Guidelines

The Local Planning Strategy was endorsed in 2017 prior to publication of the *Local Planning Strategy Guidelines* (LPS Guidelines) by the WAPC in 2021. The LPS Guidelines outline the matters required to be addressed in a local planning strategy and include a template for the strategy manner and form required in accordance with the LPS Regulations.

The Local Planning Strategy is not in accordance with the prescribed manner and form template and would require significant updates to address all necessary matters outlined in the LPS Guidelines.

Report of Review recommendation

The DPLH have advised that in accordance with Clause 66(3) of the LPS Regulations, the Report of Review is required to make an explicit recommendation whether the Local Planning Strategy is satisfactory in its existing form, should be amended, or revoked and a new strategy prepared.

Therefore, to align with the project approach of the Local Planning Strategy review and to satisfy the requirements of the LPS Guidelines, it is proposed that the Report of Review recommendation for the Local Planning Strategy be to prepare a new strategy as part of Phases 4 (Strategy Development) and 5 (Statutory Approval).

Options

The options available to Council in considering the Report of Review are:

- approve the Report of Review provided as Attachment 1 to this Report, without modifications
- approve the Report of Review provided as Attachment 1 to this Report, with modifications
or
- not approve the Report of Review provided as Attachment 1 to this Report.

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.
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.

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

The *Planning and Development Act 2005* requires all local governments to maintain a local planning scheme and in accordance with Regulations 65 and 66 of the LPS Regulations, the local planning scheme must be reviewed every five years with a report of the review provided to the WAPC. A report of review is required to be prepared in a manner and form approved by the WAPC and make recommendations as to whether the local planning scheme and local planning strategy are satisfactory, require amendment, or should be revoked and a new scheme and/or strategy prepared. The Report of Review provided as Attachment 1 has been prepared to satisfy this requirement.

In the event that the Report of Review is approved by Council, the report is required to be provided to the WAPC. In accordance with Regulation 67 of the LPS Regulations, the WAPC has 90 days to consider whether it agrees or disagrees with the recommendations in the Report of Review and advise Council accordingly. The City is then required to publish the Report of Review and notice of the WAPC decision.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .	

Risk	ATTRACTION
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.

Other risk information

If the Report of Review is not endorsed by Council, there is a risk that future amendments to LPS3 may not be aligned with the requirements of the WAPC. This is low risk as the proposed amendments are intended to align with the State planning framework, however it is considered appropriate to follow the statutory report of review process outlined in the LPS Regulations.

There is minimal risk to the ongoing review of the Local Planning Strategy as the project approach to date has been supported by the DPLH and the preparation of a new local planning strategy through this project will require WAPC approval.

Financial / budget implications

There is no cost associated with submitting the Report of Review to the WAPC.

Regional significance

The Report of Review recommends the preparation of a new local planning strategy, which will provide long-term strategic planning direction for management of land use change, housing density and development outcomes throughout the City. The Local Planning Strategy will be required to demonstrate that the City's planning framework is capable of facilitating approximately an additional 19,500 additional infill dwellings by 2050 in accordance with the housing targets specified in *Perth and Peel @ 3.5 million* and the *North-West Sub-regional Planning Framework*.

Sustainability implications

Review of LPS3 and the Local Planning Strategy will provide opportunity to evaluate social, economic and environmental implications and identify policy changes where required.

Consultation

There are no provisions within the LPS Regulations or the City's *Planning Consultation Local Planning Policy* which require consultation to be undertaken for the Report of Review.

COMMENT

The City is required to undertake a review of LPS3 and the Local Planning Strategy, with the findings provided in a report of review to the WAPC. The Report of Review prepared identifies that LPS3 is operating effectively overall, with minor amendments to LPS3 recommended for alignment with the LPS Regulations and acknowledging that further amendments may be required to address planning issues identified through the Local Planning Strategy review.

The ongoing Local Planning Strategy review will continue to progress, with the recommendation that a new contemporary local planning strategy be prepared following community engagement and development of strategic options in accordance with the project approach endorsed by Council.

It is therefore recommended that Council resolves to endorse the Report of Review and forward the report to the WAPC.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 Pursuant to Regulation 66(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, ENDORSES the Report of Review provided as Attachment 1 to this Report;
- 2 REQUESTS the Chief Executive Officer to forward the Report of Review provided as Attachment 1 to this Report to the Western Australian Planning Commission for consideration.

ATTACHMENTS

1. Report of Review [8.4.1 - 32 pages]

8.5 PROPOSED REVISIONS TO THE ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND DRAFT ALFRESCO SPACES GUIDELINES - CONSIDERATION FOLLOWING ADVERTISING (WARD – ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	03360, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider the proposed revised *Alfresco Activities Local Planning Policy* and proposed *Alfresco Spaces Guidelines* for adoption following public consultation.

EXECUTIVE SUMMARY

A review of the City's alfresco activities approval framework was undertaken in 2024 in response to the recommendations of the *Joondalup City Centre Activation Plan* and feedback from local businesses. The outcomes of this review were proposed updates to the City's *Alfresco Activities Local Planning Policy* (LPP) and the introduction of new guidelines known as the *Alfresco Spaces Guidelines* (Guidelines), with the changes aiming to increase take-up of alfresco activities through simplifying the approvals process.

At its meeting held on 17 September 2024, Council resolved to advertise the draft revised LPP and Guidelines (CJ250-09/24 refers). Consultation with the public and business community was then undertaken, which indicated a high level of support for the proposed changes.

Following consultation, the City was informed of proposed State Government reform which aims to create exemptions for alfresco dining from local government approvals through changes to the *Local Government (Uniform Provisions) Regulations 1996* (Regulations). It is understood this reform will impact on the proposed framework set out in the draft revised LPP and Guidelines, so these documents will likely need to be reviewed once the changes to the Regulations are implemented. Notwithstanding, the extent of the State Government reform and timeframe for implementation is not known at this time and it is therefore considered appropriate to proceed with the update to the City's alfresco activities framework in the meantime.

It is therefore recommended that Council proceeds with the draft revised Alfresco Activities Local Planning Policy and draft Alfresco Spaces Guidelines.

BACKGROUND

Joondalup City Centre Activation Plan

The *Joondalup City Centre Place Activation Plan* (the Plan) was endorsed by Council on 28 June 2022 (CJ085-06/22 refers). The Plan defines a vision and outlines a series of initiatives to activate the area and foster vibrancy and growth in the Joondalup City Centre. The Joondalup City Centre, as defined in the Plan, is the area roughly bound by Joondalup Drive to the west, Shenton Avenue, Piccadilly Circle and Grand Boulevard to the north, Lake Joondalup to the east and Grand Boulevard and Kendrew Circle to the south. A map of the Joondalup City Centre is included as Attachment 1.

One of the initiatives identified as a community priority was to make alfresco dining an 'as of right' activity, encouraging businesses to spill out into the adjacent public realm. In relation to the approval process for alfresco activities, the Plan provides the following recommendations:

- Engage with food businesses that are not utilising alfresco in order to understand the perceived barriers and identify opportunities to remove those barriers and expand alfresco take up.
- Review fees associated with outdoor eating permits under the *Local Government and Public Property Local Law 2014*.
- Simplify the alfresco application and approval process.

In October 2023, the City engaged Element Advisory consultants to lead a review of the City's current approach to alfresco activities in order to simplify the alfresco application and approval process in line with the recommendations of the *Joondalup City Centre Place Activation Plan*. This review involved engagement with a selection of street facing businesses in the Joondalup City Centre to understand barriers to alfresco and how to improve the uptake of alfresco activities. The following feedback on the existing alfresco application and approval process was provided as part of this engagement:

- The application and approval process is complex and confusing.
- The existing process is especially difficult to navigate for proposals involving semi-permanent alfresco furniture (furniture that remains in the public realm outside of business hours).
- The process should be made as easy as possible with limited paperwork and low or no fees.

Informed by the recommendations of the *Joondalup City Centre Place Activation Plan* and in response to engagement with the local businesses in the Joondalup City Centre, a revised *Alfresco Activities Local Planning Policy* was developed, supported by draft *Alfresco Spaces Guidelines*. While the review focused primarily on the Joondalup City Centre, the development of these documents has considered a City-wide application.

State Government reform

Following consultation on the draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines*, the City was informed of proposed State Government reform which aims to create exemptions for alfresco dining from local government approvals through changes to the *Local Government (Uniform Provisions) Regulations 1996* (Regulations). It is understood this reform will impact on the proposed framework set out in the draft revised LPP and Guidelines, so these documents will likely need to be reviewed once the changes to the Regulations are implemented.

DETAILS

The proposed revisions to the approval requirements for alfresco activities, as advertised to the public and business community, are summarised as follows:

Form of alfresco space	Description	Existing approval requirements	Proposed approval requirements
Temporary furniture	Furniture that is not fixed in place and that is removed from the public realm outside of the operating hours of the associated business.	<ul style="list-style-type: none"> Exempt from planning approval, where compliant with the LPP. Where proposal is non-compliant, planning approval is required. Outdoor eating permit required under the Local Law where the proposal relates to an outdoor eating facility associated with a food business. 	<ul style="list-style-type: none"> Exempt from planning approval in all cases under the LPP. Permit required under the Local Law, issued as an outdoor eating permit where food/beverage service is proposed. Assessment of the permit application in accordance with the Guidelines.
Semi-permanent furniture ('Vergelet')	<p>Furniture that may remain in the public realm outside of the operating hours of the associated business.</p> <p>Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.</p>	<ul style="list-style-type: none"> Planning approval required in all cases. Outdoor eating permit required under the Local Law where the proposal relates to an outdoor eating facility associated with a food business. 	<ul style="list-style-type: none"> Exempt from planning approval where located in the Joondalup City Centre, otherwise planning approval required under the LPP. Permit required under the Local Law, issued as an outdoor eating permit where food/beverage service is proposed. Assessment of the permit application in accordance with the Guidelines.
Other	Any form of alfresco space which does not meet the definition of temporary furniture or vergelet.	<ul style="list-style-type: none"> Planning approval required in all cases. Outdoor eating permit required under the Local Law where the proposal relates to an outdoor eating facility associated with a food business. 	<ul style="list-style-type: none"> Planning approval required in all cases. LPP revised to provide development objectives to guide assessment of development application. Permit required under the Local Law.

Proposed revisions to the Alfresco Activities Local Planning Policy (LPP)

The following revisions are proposed to the LPP:

- Renamed to the *Alfresco Spaces Local Planning Policy* (Alfresco Spaces LPP).
- Removal of sections '5.1 Alfresco location' and '5.2 Planning requirements'. The matters contained within these sections have been included, as required, in the proposed Guidelines (discussed in further detail below).
- New definition for alfresco spaces:
 - *"extensions of existing businesses into the adjacent public realm. These spaces may or may not be designed for the consumption of food and beverages. Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space"*.
- Two new definitions of alfresco spaces, being 'temporary furniture' and 'vergelets' (semi-permanent alfresco furniture).
- Provide exemptions from the need for planning approval for vergelets within the Joondalup City Centre (in addition to the existing exemption for temporary furniture).
- For all other forms of alfresco spaces, confirms that development approval is required, and provides development objectives to guide the assessment of associated development applications.

The current LPP (Attachment 2 refers), a tracked changes version (Attachment 3 refers) and a clean version (Attachment 4 refers) of the draft revised LPP are provided as attachments to this Report.

Proposed Alfresco Spaces Guidelines

In support of the draft revised LPP, draft Guidelines (Attachment 5 refers) have been prepared to provide a user-friendly guide to the proposed alfresco application process. The process outlined in the Guidelines has been simplified as much as possible, while still ensuring that matters of location, design and management are considered. The Guidelines provide the following:

- Detail on the different forms of alfresco space considered by the Guidelines, being temporary furniture and vergelets.
- Location requirements, including setbacks from properties and public infrastructure to ensure that alfresco spaces do not impact on the movement of pedestrians and vehicles, adjoining properties, access to services, or works required within the public realm.
- Design requirements, including use of materials, accessibility, signage, lighting, and affixing and weighing down of furniture and structures.
- Management requirements, including maintenance, public liability insurance and protection of City property.
- Application process, including reference to the exemptions from the need for planning approval established under the draft revised LPP.

The Guidelines set out that a permit is required under the Local Law for temporary furniture and vergelets. Where a proposal relates to an outdoor eating facility associated with a food business, the permit would be issued as an outdoor eating permit in accordance with clause 11.15 of the Local Law. Where the proposal does not relate to an outdoor eating facility associated with a food business, the permit would be issued under clause 8.2 of the Local Law. For a permit to be issued, the proposal would need to meet the requirements of the Guidelines, to the satisfaction of the City. To reduce regulatory burden, it is considered appropriate that permits would only need to be renewed after five years.

Temporary furniture and vergelet permits

As outlined above, it is proposed that applicants for temporary furniture and vergelet proposals would need to obtain a permit from the City. The permit would contain conditions addressing the following matters:

- Proponent obligations.
- Maintenance (consistent with the management requirements of the Guidelines).
- Public liability insurance, for a minimum of \$20 million.
- Indemnification of the City, the State of Western Australia and the Minister for Lands from all claims in respect to the proposal.

Amending permit fees

As discussed in the Background section of this report, the *Joondalup City Centre Place Activation Plan* outlines a series of initiatives to activate the area and foster vibrancy and growth in the City Centre. One of these initiatives is to review fees and charges for outdoor eating permits under the Local Law. Engagement with local businesses within the Joondalup City Centre also indicated a desire for low or no fees.

While the report presented to 17 September 2024 Council Meeting discussed amending permit fees only for the Joondalup City Centre, it is considered appropriate to consider these amended fees for the City as a whole. Amending fees for applications outside the City Centre (in addition to the City Centre) to \$0 will have a negligible impact on revenue due to the historically low number of applications compared to the City Centre.

The tables below outline the 2023-24 fees that apply to outdoor eating permits and the revenue that was received for the associated services within and outside of the Joondalup City Centre for the last three financial years.

Permit Fees

Fee Category	Fee FY2023-24
Initial application fee	\$361
Annual outdoor eating permit fee (renewal)	\$364 plus \$37 per square metre of land
Outdoor eating permit transfer fee	\$44

Applications & Revenue

	FY2021-22		FY2022-23		FY2023-24	
	No. applications	Total revenue	No. applications	Total revenue	No. applications	Total revenue
City Centre	14	\$23,280	13	\$22,608	12	\$22,701
Outside City Centre	4	\$5,225	4	\$5,295	4	\$5,301
Total	18	\$28,505	17	\$27,903	16	\$28,002

To encourage place activation across the City through enabling alfresco activities, it is proposed that each of the above fee categories be amended to \$0 for applications received both within, and outside of, the Joondalup City Centre for the 2025-26 financial year. Based on applications received in the 2021-22, 2022-23 and 2023-24 financial years, this would result in the loss of approximately \$28,137 on average per year in revenue for the City.

If Council agrees, the proposed fees (set at \$0) will be included in the proposed Schedule of Fees and Charges 2025-26 which will be presented to Council as part of the 2025-26 Budget adoption process.

Issues and options considered

Council may choose to:

- proceed with the draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines*, without modifications
- proceed with the draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines*, with modifications
- or
- not proceed with the draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines*.

Legislation / Strategic Community Plan / Policy implications

Legislation *City of Joondalup Local Planning Scheme No. 3.*
Planning and Development (Local Planning Schemes) Regulations 2015.
City of Joondalup Local Government and Public Property Local Law 2014.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-3 Attractive and leafy - you have access to quality public open spaces and enjoy appealing streetscapes.

Policy *Alfresco Activities Local Planning Policy.*
Planning Consultation Local Planning Policy

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	EXPECTATION	REPUTATION
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	<p>The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and to progress report to Council on a priority project identified in the <i>Joondalup City Centre Place Activation Plan</i>.</p> <p>Risks associated with exempting development approval for alfresco spaces can be reduced by requiring applicants to obtain a permit under the Local Law. Any alleged non-compliance relating to alfresco spaces can be investigated and acted upon by the City should a complaint be received.</p>		

Risk	ATTRACTION
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.

Financial / budget implications

Between 1 July 2021 and 30 June 2024, only one planning application was received for alfresco spaces in the public realm. The potential loss of revenue which would result from proposals for alfresco spaces being made exempt from planning approval is therefore considered negligible.

As discussed in the Detail section of this report, it is proposed that fees associated with outdoor eating permits be amended to \$0 for the 2025-26 financial year. Based on applications received in the 2021-22, 2022-23 and 2023-24 financial years, this would result in the loss of approximately \$28,137 (excluding GST) in revenue for the City.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City's *Planning Consultation Local Planning Policy*, the draft revised LPP and Guidelines were advertised for 21 days between 10 October 2024 and 31 October 2024 in the following ways:

- A notice published in the local newspaper.
- Emails to registered resident and ratepayer groups.
- Emails to the businesses within the Joondalup City Centre that were engaged by Element Advisory consultants as part of their review of the City's alfresco approval framework.
- An email to the Community Engagement Network.
- A notice on the City's social media platforms.
- A notice and documents placed on the City's website.

In total, 12 submissions were received, comprising 11 submissions of support and one neutral submission. A summary of submissions and the City's response to each is included as Attachment 6 to this Report.

A high level of support for the changes was reflected in the submissions, particularly for simplifying the approvals process and reducing the cost and red tape burden on local businesses, as well as support for activating City streets.

Suggested additions to the LPP and Guidelines were made, including increasing the minimum kerbside zone, increasing City rates for businesses who provide alfresco areas, marking of alfresco area boundaries, and the provision of sun shelter and charging ports. It is not proposed that the LPP or Guidelines be modified in response to the submissions received.

COMMENT

The draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines* aim to:

- provide more flexibility in how alfresco spaces can be activated, with the aim of encouraging more alfresco activities to occur, as well as allowing operators to be innovative in the use of alfresco spaces
- expand the exemption from the need to obtain planning approval to semi-permanent furniture (vergelets), thereby avoiding the timeframes and fees associated with obtaining that approval
- remove the annual fees under the Local Law associated with operating alfresco facilities
- provide guidance document that sets out the more streamlined approach for business operators seeking to set up an alfresco activity

Community consultation indicated a high level of community support for the proposed changes. No modifications to the LPP or Guidelines are proposed in response to the submissions received.

In light of proposed State Government reform relating to alfresco dining, it is noted that the draft LPP and Guidelines will likely need to be reviewed once changes to the *Local Government (Uniform Provisions) Regulations 1996* (Regulations) are implemented.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 In accordance with Clauses 4 and 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, PROCEEDS with the draft revised *Alfresco Activities Local Planning Policy*, provided as Attachment 4 to this Report;
- 2 ENDORSES the *Alfresco Spaces Guidelines* provided as Attachment 5 to this Report;
- 3 NOTES that the State Government's *Local Government (Uniform Local Provisions) Regulations 1996* are proposed to be amended in relation to alfresco areas, which will impact the *Alfresco Activities Local Planning Policy* and *Alfresco Spaces Guidelines*;

-
- 4 **NOTES** that the City will review the *Alfresco Activities Local Planning Policy* and *Alfresco Spaces Guidelines* upon the gazettal of the amended *Local Government (Uniform Provisions) Regulations 1996* and undertake amendments as required to address any inconsistencies;
- 5 **LISTS FOR CONSIDERATION** as part of the 2025-26 Budget process the removal of fees associated with the following applications:
- 5.1 *Initial permit application – Outdoor Eating***
- 5.2 *Annual permit – Outdoor Eating***
- 5.3 *Transfer of permit – Outdoor Eating.***

ATTACHMENTS

1. Joondalup City Centre - Map [**8.5.1** - 1 page]
2. Current Alfresco Activities Local Planning Policy [**8.5.2** - 6 pages]
3. Alfresco Activities Local Planning Policy (tracked changes) [**8.5.3** - 10 pages]
4. Alfresco Activities Local Planning Policy (clean version) [**8.5.4** - 5 pages]
5. Draft Alfresco Spaces Guidelines [**8.5.5** - 16 pages]
6. Summary of Submissions [**8.5.6** - 3 pages]

8.6 PROPOSED ANIMALS LOCAL LAW (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	05885, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to note the submissions received following public advertising of the proposed City of Joondalup Animals Local Law 2024 and resolve to make changes to the proposed local law following feedback received.

EXECUTIVE SUMMARY

At its meeting held on 26 March 2024 (CJ061-03/24 refers), Council resolved to make the proposed City of Joondalup Animals Local Law 2024 for the purpose of public advertising. The purpose of the City of Joondalup Animals Local Law 2024 is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup. The effect of this local law is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

In accordance with section 3.12(3) of the *Local Government Act 1995* (the Act) the City is to give local public notice and advertise the proposed local law for a period of six weeks and forward a copy to the Minister for Local Government for comment.

At the close of the public consultation period the City received 120 submissions in relation the proposed Animals Local Law 2024, including one submission from the Department of Local Government, Sport and Cultural Industries (DLGSCI). The Community Consultation Outcomes Report is provided at Attachment 1 to this Report. Details of the submissions, with officer responses, is provided at Attachment 2 to this Report.

Given the feedback received and amendments suggested by the DLGSCI, it is recommended that the proposed Animals Local Law 2024 is re-drafted to meet legislative requirements and to re-advertise the revised Animals Local Law.

It is therefore recommended that Council:

- 1 *NOTES the submissions received at the close of the public submissions period for the proposed Animals Local Law 2024, as detailed in Attachment 2 to this Report, and AGREES to amend the proposed Animals Local Law 2024 based on feedback received;*
- 2 *ADVISES all submitters of Council's decision;*

-
- 3 *BY AN ABSOLUTE MAJORITY MAKES the proposed City of Joondalup Animals Local Law 2025, as detailed in Attachment 4 to this Report, for the purposes of public advertising;*
 - 4 *in accordance with section 3.12(3)(a) of the Local Government Act 1995, gives local public notice stating that:*
 - 4.1 *the City of Joondalup proposes to make the City of Joondalup Animals Local Law 2025, and a summary of its purpose and effect is as follows:*

Purpose: to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

Effect: to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.
 - 4.2 *copies of the proposed local law may be inspected at or obtained from the City's Administration office, public libraries and the City's website;*
 - 4.3 *submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given;*
 - 5 *in accordance with s3.12(3)(b) of the Act, as soon as the notice is given a copy of the proposed local law be sent to the Minister for Local Government;*
 - 6 *in accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it;*
 - 7 *the results of the public consultation be presented to Council for consideration of any submissions received.*

BACKGROUND

At its meeting held on 26 March 2024 (CJ061-03/24 refers), Council resolved to make the proposed City of Joondalup Animals Local Law 2024 for the purpose of public advertising.

A notice advising of Council's intention to make the proposed local law, and of the purpose and effect of the proposed local law, was published in accordance with section 3.12 of the Act in the following places for a period of six weeks from 22 May 2024 to 11 July 2024:

- Webpage linked through the "Community Consultation" section of the City's website visible from 22 May 2024 to 11 July 2024.
- Public Notice community newspaper advertisement published in *PerthNow Joondalup* on 23 May 2024.
- Public Notice posters on display at the City's administration building and the City's libraries from 22 May 2024 to 11 July 2024.
- Public Notice item published in the Public Notice eNewsletter emailed to subscribers on 22 May 2024.
- Item published in the Community Consultation eNewsletter emailed to subscribers on 22 May 2024.
- Public Notice post on Facebook through the City's Facebook account on 22 May 2024.

In accordance with the requirements of the Act, a copy of the proposed local law was also submitted to the Minister for Local Government on 23 May 2024, for consideration.

The time for making public submissions closed on 11 July 2024.

DETAILS

At the close of the public submission period, the City received 120 submissions, including a submission from the Department of Local Government, Sport and Cultural Industries (DLGSCI) received on 19 September 2024. A schedule of submissions, and officer responses, is provided at Attachment 2 to this Report.

Common themes that were addressed in the submissions include the following:

- Cats should be confined and/or have a curfew.
- Cats should be prohibited from natural areas.
- The number of cats permitted per property should be two not three (in-line with the same requirements for dogs).
- The number of poultry permitted should not be decreased from 12 (currently) to six (proposed).
- The setback requirements for poultry should not be increased.
- Dogs should be leashed in public places.
- Dog excrement should be better managed/policed.
- The keeping of bees should not require a permit from the City, as beekeeping is regulated by the State Government.

In relation to the number of poultry to kept on a premises, a proposal to restrict the number of poultry that may be kept on a residential premises was first raised via a Notice of Motion to the Policy Committee meeting held on 7 June 2016. The Notice of Motion responded to concerns expressed by members of the community about the impact of keeping poultry on smaller lots in built up residential areas and proposed the introduction of a policy to reduce the number of poultry that may be kept due to the impacts of noise, odours and the potential to attract vermin.

In response to the Notice of Motion, it was noted that a policy cannot override a local law and that there would be opportunity to review the City's *Animals Local Law 1999* in the future. This led to the changes that were made as part of the proposed *Animals Local Law 2024*.

DLGSCI submission

Of particular note is the response from the DLGSCI which provides important feedback and commentary on the legal aspects and drafting of the proposed local law.

1 Minor edits

The DLGSCI have suggested the following minor amendments:

- Clause 1.6
 - In the definition for **keeper**, replace both instances of "car" with "cat".
- Clause 2.4: In the event that this clause is retained, the term "guide dog" should be replaced with "assistance dog".
- Clause 3.2: Change "his" to "their".

- Clause 3.8(i): Specify who can grant the order “e.g. an authorised person”.
- Clause 4.1(3)(b): Incorporate the bracketed text into the rest of the paragraph or alternatively, move it to its own paragraph.
- Clause 7.3(1)(c): Change “6.16 – 6.19” to “6.16 to 6.19”

There is no concern with making these amendments.

2 Clause 2.4 – Dog prohibited areas

DLGSCI have suggested that clause 2.4 be deleted. Whilst the *Dog Act 1976* (the Act) previously allowed for local laws to specify areas where dogs were prohibited, this power has now been removed. Instead, the Act provides that local governments have the power to establish dog-prohibited areas via a resolution of Council.

At the Council meeting held on [24 June 2014](#), the Council resolved to specify areas where dogs are prohibited at all times, where dogs are prohibited during seasonal scheduled sporting activities, and areas where dogs must be on a leash at all times.

There is no concern with deleting clause 2.4 given the Council decision of 24 June 2014 in relation to dog prohibited areas.

3 Clause 4.2 – Cat prohibited areas

DLGSCI have advised that the *Cat Act 2011* currently provides that a local law may specify areas where cats are prohibited. This is generally achieved by referring to a schedule in the local law which lists each prohibited area.

Clause 4.2, as currently drafted, attempts to provide the Council with the ability to establish cat prohibited areas via a resolution of Council. The local law was drafted in this way as it is far easier to amend a Council resolution, as opposed to amending a local law, should the Council wish to change the areas where cats are prohibited.

The advice from DLGSCI provides that the list of cat prohibited areas must be included within the local law itself, by referring to a schedule which lists each prohibited area.

Following internal consultation, the City has prepared the **attached** proposed cat prohibited areas (Attachment 3 refers). The proposed cat prohibited areas are focused primarily on major conservation areas and high priority natural areas, with the addition of some medium priority natural areas that form part of the Yellagonga Regional Park to protect biodiversity in areas of conservation significance.

It is recommended that the proposed Animals Local Law be amended to include the proposed cat prohibited areas as a specific schedule within the local law. It is proposed that initially only those areas identified as major conservation areas are included within the local law.

4 Clause 4.3 – Control of cats

DLGSCI have suggested that clause 4.3 be deleted, based on previous reports of the Joint Standing Committee on Delegated Legislation (JSCDL). The JSCDL has concluded that the *Cat Act 2011* provides a general right for cats to roam. Accordingly, a local law cannot restrict a cat's ability to enter public or private land except in cases where:

- (a) the property owner has given explicit consent for the local government to remove a specific cat from the premises; or

-
- (b) the cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

It is suggested that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been considered by the JSCDL and appear to be supported.

An example is provided in the *City of Wanneroo Cat Local Law 2023* which appears to have been accepted by the JSCDL.

In accordance with section 3.12(4) of the *Local Government Act 1995*, the local government is to consider any submissions made and may make the local law as proposed or make a local law that is not significantly different from what was proposed. Where any change is considered to be 'significant' the local government must commence the local law-making process again. Note: there is no definition of what is considered to be 'significantly different.'

Should the Council agree to include a list of 'cat prohibited areas' within the local law (as suggested by the DGLSCI), as well as re-drafting clause 4.3 related to the control of cats, it is considered this would be a significant change from what was first proposed. Consequently, the revised local law will need to be released for public comment again for a further period of six weeks.

The City has re-drafted the Animals Local Law 2025, to include a list of 'cat prohibited' areas, provisions relating to nuisance cats, the removal of clause 2.4, and to correct the minor edits advised by the DLGSCI (Attachment 4 refers).

Issues and options considered

Council may choose to:

- adopt the proposed City of Joondalup Animals Local Law 2024 as advertised. Noting that the 2024 proposed local law will likely result in the JSCDL either disallowing the local law in its entirety or requiring the City to make amendments to the proposed local law to rectify any issues.
- adopt the proposed Animals Local Law 2024 with minor modifications following the public submission period, subject to the modifications not being significantly different to what was advertised. Again, noting that the 2024 proposed local law will likely result in the JSCDL either disallowing the local law in its entirety or requiring the City to make amendments to the proposed local law to rectify any issues.
- agree to amend the proposed local law to include the addition of a new schedule setting out the proposed cat prohibited areas, as well as re-drafting of clause 4.3 related to the control of cats (proposed Animals Local Law 2025).
or
- not adopt the proposed local law. In which case, the City's current *Animals Local Law 1999* will remain in force.

It is recommended that Council proceed with Option 3 to re-draft the proposed Animals Local Law and re-advertise the revised version for further public comment.

Legislation / Strategic Community Plan / Policy implications

Legislation	<i>Cat Act 2011.</i> <i>Dog Act 1976.</i> <i>Local Government Act 1995.</i> <i>City of Joondalup Animals Local Law 1999.</i> Proposed City of Joondalup Animals Local Law 2025.
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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

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	EXPECTATIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the requirements of the <i>Local Government Act 1995</i> .		

The proposed local law is yet to be considered by the Joint Standing Committee on Delegated Legislation (JSCDL), which reviews local laws created by local governments (including amendments) as well as other subsidiary legislation.

Should the Council wish to adopt the proposed Animal Local Law 2024 as currently drafted, the JSCDL may recommend disallowance of the local law, for the reasons set out in the submission received from the DLGSCI. Alternatively, the JSCDL may recommend that the City prepare an amendment local law to correct any errors or omissions drafting of the local law.

Should Council agree to amend the proposed local law to include the addition of a new schedule setting out the proposed cat prohibited areas, as well as re-drafting of clause 4.3 related to the control of cats, the proposed local law is more likely to meet the standards and requirements of the JSCDL however, the Council risks consultation fatigue by having to re-advertise the amended local law again.

Financial / budget implications

The costs associated with the local law-making process is approximately \$2,500 being public advertising costs to publish the local law in the *Government Gazette*. Funds are available in the 2024-25 Annual Budget for statutory advertising.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

In accordance with section 3.12 of the Act, public consultation on the proposed Animals Local Law 2024 occurred as follows:

- 1 By giving local public notice for a period of not less than six weeks from the date of advertising, including the following:
 - Webpage linked through the "Community Consultation" section of the City's website visible from 22 May 2024 to 11 July 2024.
 - Public Notice community newspaper advertisement published in *PerthNow Joondalup* on 23 May 2024.
 - Public Notice posters on display at the City's administration building and the City's libraries from 22 May 2024 to 11 July 2024.
 - Public Notice item published in the Public Notice eNewsletter emailed to subscribers on 22 May 2024.
 - Item published in the Community Consultation eNewsletter emailed to subscribers on 22 May 2024.
 - Public Notice post on Facebook through the City's Facebook account on 22 May 2024.
- 2 Providing a copy of the proposed local law to the Minister responsible for the Act under which the proposed local law is being made (being the Minister for Local Government).

Should Council agree to amend the proposed local law to include the addition of a new schedule setting out the proposed cat prohibited areas, as well as re-drafting of clause 4.3 related to the control of cats, it is recommended that the amended local law is re-advertised as it is considered these changes would be significantly different from what was originally proposed.

COMMENT

The proposed Animals Local Law 2025 has been drafted taking into consideration the submissions received and amendments suggested by the DLGSCI. The City received a number of submissions relating to cats, in particular, that cats should be confined and/or have a curfew and that cats should be prohibited from natural areas. It is therefore considered important to amend the proposed local law to include a list of cat prohibited areas.

VOTING REQUIREMENTS

Absolute Majority.

RECOMMENDATION

That Council:

- 1 **NOTES** the submissions received at the close of the public submissions period for the proposed Animals Local Law 2024, as detailed in Attachment 2 to this Report, and **AGREES** to amend the proposed Animals Local Law 2024 based on feedback received;
- 2 **ADVISES** all submitters of Council's decision;
- 3 **BY AN ABSOLUTE MAJORITY MAKES** the proposed City of Joondalup Animals Local Law 2025, as detailed in Attachment 4 to this Report, for the purposes of public advertising;
- 4 In accordance with section 3.12(3)(a) of the *Local Government Act 1995*, gives local public notice stating that:
 - 4.1 the City of Joondalup proposes to make the City of Joondalup Animals Local Law 2025, and a summary of its purpose and effect is as follows:

Purpose:	to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.
Effect:	to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.
 - 4.2 copies of the proposed local law may be inspected at or obtained from the City's Administration office, public libraries and the City's website;
 - 4.3 submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given;
- 5 In accordance with s3.12(3)(b) of the Act, as soon as the notice is given a copy of the proposed local law be sent to the Minister for Local Government;

-
- 6 In accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it;**
 - 7 The results of the public consultation be presented to Council for consideration of any submissions received.**

ATTACHMENTS

1. Proposed Animals Local Law 2024 - Community Consultation Outcomes Report [**8.6.1** - 44 pages]
2. Schedule of Submissions [**8.6.2** - 69 pages]
3. Proposed Cat Prohibited Areas [**8.6.3** - 5 pages]
4. Proposed Animals Local Law 2025 Final [**8.6.4** - 34 pages]

8.7 ATTENDANCE AT EVENTS COUNCIL POLICY REVIEW (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mrs Kylie Bergmann Director Governance and Strategy
FILE NUMBER	108509, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to adopt the revised *Attendance at Events Council Policy*.

EXECUTIVE SUMMARY

At its meeting held on 19 May 2020 (CJ067-05/20 refers) Council adopted the *Attendance at Events Policy* following amendments to the *Local Government Act 1995* requiring local governments to adopt a policy that relates to the attendance of Elected Members and the Chief Executive Officer at events such as concerts, conferences and functions.

Identified as part of the City's ongoing Policy Manual review process, the *Attendance at Events Council Policy* has been reviewed to determine whether it remains relevant. The Policy is considered appropriate in its current form, with only minor formatting / grammatical changes identified.

It is therefore recommended that Council ADOPTS the revised Attendance at Events Council Policy provided as Attachment 3 to this Report.

BACKGROUND

On 20 October 2019, the *Local Government Legislation Amendment Act 2019* came into operation which introduced a range of amendments to the *Local Government Act 1995*. Several of these amendments related to introducing a new gifts framework for Elected Members and the Chief Executive Officer.

As a result of these changes, local governments are required to prepare and adopt a policy that relates to the attendance of Elected Members and the Chief Executive Officer at events such as concerts, conferences and functions. The policy must address the provision of tickets to events; payments in respect of attendance and approval of attendance by the local government; and the criteria for approval.

At its meeting held on 19 May 2020 (CJ067-05/20 refers) Council adopted the *Attendance at Events Council Policy* in order to meet the requirements of the *Local Government Act 1995*.

DETAILS

The City's policies are regularly reviewed to ensure their continued relevance and applicability. The *Attendance at Events Council Policy* has been identified for review as part of the 2025 Policy Manual Review Schedule.

The *Attendance at Events Council Policy* is based on the Department of Local Government Sport and Cultural Industries Operational Guidelines for attendance at event (Attachment 1 refers).

Only minor grammatical and formatting changes are suggested. A marked-up version of the revised *Attendance at Events Council Policy* is provided at Attachment 2 to this Report.

A clean copy of the revised *Attendance at Events Council Policy* is provided at Attachment 3 to this Report.

Issues and options considered

Council may choose to:

- retain the current *Attendance at Events Council Policy*
- adopt the revised *Attendance at Events Council Policy* as shown in Attachment 2 to this Report
- or
- adopt the revised *Attendance at Events Council Policy* as shown in Attachment 2 to this Report with additional modifications.

Legislation / Strategic Community Plan / Policy implications

Legislation *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 *Attendance at Events Council Policy.*

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the requirement for all local governments to adopt a policy around the attendance of Elected Members and the Chief Executive Officer at events. Failure for the City to adopt a policy would result in a breach of the legislative obligations of the <i>Local Government Act 1995</i> .	

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

Due to the nature of a local government's business, Elected Members and employees deal regularly with third parties and from time to time may be offered tickets to attend events. The City acknowledges the acceptance of tickets, and therefore attendance at events, can provide opportunity to work and network with stakeholders to legitimately further the interests of the City or the Joondalup community.

To ensure the City is carrying out its functions impartially, Elected Members and employees must be able to demonstrate they are not improperly influenced by third parties through the acceptance of tickets to events. It is therefore important for the City to manage any real or perceived conflicts of interest in terms of decision-making undertaken by Elected Members (when meeting as a Council) or employees, when tickets are accepted and used.

The policy provides a framework for the acceptance of tickets to events by Elected Members and employees and to actively consider the purpose of, and benefits to, the community in attending. It also details what disclosure requirements are needed when attending events by Elected Members and employees and a range of other governance arrangements when attending events.

VOTING REQUIREMENTS

Absolute Majority.

RECOMMENDATION

That Council BY AN ABSOLUTE MAJORITY ADOPTS the revised *Attendance at Events Council Policy* as provided as Attachment 3 to this Report.

ATTACHMENTS

1. DLG Operational Guideline - Attendance at Events [8.7.1 - 9 pages]
2. Attendance at Events Council Policy (Marked-up) [8.7.2 - 7 pages]
3. Attendance at Events Council Policy (Final) [8.7.3 - 7 pages]

8.8 NEW POLICY - ELECTRONIC ATTENDANCE AT COUNCIL/COMMITTEE MEETINGS (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mrs Kylie Bergmann Director Governance and Strategy
FILE NUMBER	02154, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider adopting the Electronic Attendance at Meetings Council Policy.

EXECUTIVE SUMMARY

Temporary provisions to enable councils to hold meetings electronically, and to enable councillors to attend meetings via electronic means, were introduced in 2020 as part of the State Government's immediate response to the COVID-19 pandemic.

As part of the State Government's package of local government reforms, the *Local Government (Administration) Regulations 1996* (the Regulations) were amended to enable local governments to continue to conduct council and committee meetings electronically outside of emergency situations.

The new provisions:

- enable councils to hold up to half of all council meetings by electronic means in a 12-month period
- provide for council members to, with the approval of the mayor, or majority of the council, attend a council meeting by electronic means

Whilst it is not mandatory for Councils to adopt a Policy relating to the conduct of electronic meetings and electronic attendance at in-person meetings by council members, it may be considered appropriate for Council to consider adopting a Policy at this time, given the number of requests to attend meetings via electronic means has increased over the past 12 months and a Policy will ensure consistency and transparency when applying the legislation.

It is therefore recommended that Council ADOPTS the Electronic Attendance at Meetings Council Policy, as provided in Attachment 1 to this Report.

BACKGROUND

As part of the State Government's package of local government reforms, the *Local Government (Administration) Regulations 1996* (the Regulations) were amended to enable local governments to continue to conduct council and committee meetings electronically outside of emergency situations.

The new provisions:

- enable councils to hold up to half of all council meetings by electronic means in a 12-month period
- provide for council members to, with the approval of the mayor, or majority of the council, attend a council meeting by electronic means

Note: there is a cap on the number of council meetings that a councillor can attend by electronic means, which will not apply to councillors living with a disability (as defined in the *Disability Services Act 1993*). The 50% cap for council members attending electronically is determined by counting the number of meetings the member has already attend by electronic means in the preceding 12 months.

Whilst these provisions have been introduced, and provide flexibility to the sector, councils, where practical, should make every effort to hold their meetings in person.

These changes to the regulations were introduced in November 2022, on a 12-month trial period, after which the Department of Local Government, Sport and Cultural Industries (DLGSC) conducted an assessment on how council meetings have operated under these regulations.

The following regulations are now included in the *Local Government (Administration) Regulations 1996*:

- 14C – Attendance at meetings by electronic means may be authorised
- 14CA – Provisions relating to attendance at meetings by electronic means
- 14D – Meetings held by electronic means
- 14E – Modification of Act if meeting held by electronic means.

Regulation 14C

Regulation 14C deals with electronic attendance at Council or committee meetings by inserting an additional provision that provides for attendance by electronic means outside of a declared emergency. This amendment provides increased flexibility in relation to attendance at meetings and assists with achieving meeting quorums. The 50% cap on the number of meetings that an elected member, or committee member is permitted to attend remotely (by electronic means) is intended to strike a balance between the benefits of in-person meetings with the flexibility of remote attendance.

Regulation 14C(1) inserts a definition of a natural disaster, and a backward-looking test for determining how many council meetings a council member, or committee member has attended remotely by electronic means.

Regulation 14C(2)(a) incorporates the previous provisions for electronic attendance due to a public health emergency or natural disaster. New regulation 14C(2)(b) enables a person to attend a meeting by electronic means outside of a declared public health emergency, state of emergency, or natural disaster with authorisation from either the mayor, or council. Regulation 14C(3) provides that a member may attend up to 50% of meetings by electronic means in a 12-month period. The 50% cap is determined by counting the number of meetings the member has already attended by electronic means in the preceding 12 months. The proposed meeting for which the member has requested to attend remotely is included in the calculation. A decision by the local government to authorise attendance by electronic means, can be made with a simple majority.

Regulation 14C(4) provides that the cap on electronic attendance does not apply to a person with a disability as defined in section 3 of the *Disability Services Act 1993*.

Regulation 14C(5) inserts the decision-making criteria that underpins the basis for a decision in response to a person's request to attend a meeting by electronic means. The authorising authority (the mayor or council) is required to consider the person's request with regard to the suitability of the person's intended location and their equipment, to enable effective engagement in council deliberations.

Regulation 14CA

Regulation 14CA sets out the requirements in relation to attendance at meetings by electronic means. Regulation 14CA(1) refers to the types of meetings the regulations apply to. 14CA(2) requires the mayor or council to determine the electronic means by which a person may attend a meeting. This incorporates the existing options which includes telephone, video, or any other form of instantaneous communication. 14CA(3) clarifies that a person is regarded as in attendance at a meeting, whether or not they are physically located in the State of Western Australia, provided they are in instantaneous contact with each other person in attendance at the meeting.

14CA(4)(a) and (b) relate to requirements under subregulations 14CA(5), (6) and (7) and relate to maintaining confidentiality during closed parts of meetings.

14CA(5) requires an elected member to declare before commencement of the meeting that they can maintain confidentiality during the meeting, or the closed part of the meeting, as the case requires, to discuss confidential agenda items. If the member cannot commit to maintaining confidentiality, they are required to remove themselves from the meeting prior to the closed part of the meeting.

Regulation 14CA(6) provides that an elected member who, after making a declaration is no longer able to maintain confidentiality, is required to leave the meeting prior to the closed part of the meeting.

14CA(7) requires the member's declaration to be recorded in council minutes.

Regulation 14D

Regulation 14D provides for a meeting of council or committee to be conducted by electronic means outside of a declared state of emergency. Regulation 14D(1) defines a relevant period in relation to the backward-looking test used to calculate how many electronic meetings a local government has conducted over the previous 12 months relative to the proposed meeting, and the 50% cap provided by regulation 14D(2A). Subsection 14D(2)(a)(ii) requires the mayor or council to consider the requirements under subregulation 14D(2B) in deciding whether to conduct an electronic meeting. Regulation 14D(2B) requires the local government to consider the suitability of a person's location and their equipment with respect to effective communication and confidential matters during a meeting.

Regulation 14D(2A) applies the 50% cap to the number of electronic meetings that a local government (council) may authorise outside of an emergency situation under subregulation (2)(c) over a 12-month period. The backward-looking test used to determine how many meetings have already been held by electronic means in the preceding 12 months applies in the same way it does for electronic attendance at in-person meetings.

Regulation 14D(2B) inserts the criteria that the authorising authority (the mayor or council) are required to consider before deciding to hold an electronic meeting. The authorising authority is required to consider each council or committee member's ability to maintain confidentiality during closed parts of the meeting and the suitability of each person's intended location and equipment to enable effective engagement in council deliberations. The authorising authority must have regard to these matters when deciding to hold and authorise electronic meetings.

Electronic meetings held outside of emergency circumstances under subregulation 2(c) may only be approved by council.

Subregulations 14D(5)(a) and (b) insert subsections (6) to (8) that apply to closed parts of electronic meetings. Subsection (6) requires each member in attendance to make a declaration that they can maintain confidentiality during the closed part of the meeting. Subsection (7) requires that if a member makes a confidentiality declaration but is unable to maintain confidentiality subsequent to the declaration, they are required to leave prior to the closed part of the meeting. Subsection (8) requires a member's declaration to be recorded in the meeting minutes.

Regulation 14E

Regulation 14E deals with modifications to the Act in relation to electronic meetings under section 5.25(2). Regulation 14E(1) inserts definitions that relate to a local government's band allocation in accordance with the Salaries and Allowances Tribunal's (SAT) band allocations. Regulation 14E(3) clarifies that regardless of a member's physical whereabouts, a person who attends a meeting by the electronic means, as determined by the local government, is taken to be present for the purposes of the meeting regardless of whether they are in the state of Western Australia and provided they are in contact by those electronic means with each other member present.

Regulation 14E(3A) provides that an electronic meeting is considered to be open to the public in accordance with section 5.23(1) of the Act provided that:

- a in the case of a local government with a salary band 3 or 4 allocation, the requirement to publish unconfirmed meeting minutes within 14 days is complied with; or
- b in any case the council or committee broadcasts the meeting on a website, or the meeting, or a broadcast of the meeting is accessible to the public.

DETAILS

Whilst the changes to the Regulations have been implemented for some time now, it has not been considered necessary to develop a Council Policy to address electronic attendance at meetings, as the number of requests has been relatively low.

However, over the past 12 months, the administration has noted an increase in the number of requests to attend meetings via electronic means, and it may be appropriate for the Council to consider adopting a Policy to ensure consistency and transparency when applying the legislation.

The table below depicts the number of times an Elected Member has attended a meeting via electronic means. There have been no Council or Committee meetings held entirely via electronic means since the introduction of these new regulations.

Meeting	Electronic Attendance 2024	Electronic Attendance 2025
Council	-	-
Audit & Risk Committee	2	-
CEO Recruitment & Performance Review Committee	3	1
Policy Committee	1	1
Major Projects & Finance Committee	-	1
Total Requests	6	3

A draft policy has been developed for Council's consideration (Attachment 1 refers). The draft policy has been developed based on guidance materials provided by the DLGSC, Western Australian Local Government Association and by comparing other relevant local government policies.

The general principles of the Policy recognise the important role of Council Member decision-making and the necessary purpose that meetings have in this process. Further, the Policy highlights that meetings are primarily to be conducted as in-person meetings and whenever possible, Members will attend meetings in-person, rather than by electronic means.

Electronic attendance at in-person meetings

There are two reasons provided within the Regulations that the Mayor or Council may consider authorising a Member to attend a relevant meeting electronically. These reasons are summarised below:

- 1 a public health emergency or State of Emergency exists or a natural disaster has occurred
or
- 2 the Member is otherwise authorised to attend the meeting by electronic means by the Mayor or Council.

This Policy primarily deals with reason 2.

In considering electronic attendance at a relevant meeting:

- 1 in accordance with Reg. 14C(3), electronic attendance cannot be granted if it would result in the Member attending more than half of the meetings in the preceding 12 months by electronic means; and
- 2 Reg 14C(5) requires that the Mayor or Council must have regard to:
 - a Whether the location from which the Member intends to attend the meeting; and
 - b The equipment the Member intends to use to attend the meeting, are suitable for the Member to be able to effectively engage in deliberations and communications during the meeting.

The administration will maintain a register of electronic attendance to ensure the 50% cap on attendance via electronic means is not exceeded.

Electronic means platform

The Mayor or Council are to determine the platform (means) of electronic attendance in accordance with Regulation 14CA(2).

'Electronic means' includes telephone, video conference or other means of instantaneous communication, as determined by the Mayor or Council.

Whilst attendance by telephone is an option, electronic attendance by this means may present challenges with evidencing continued confidentiality and functional participation at a relevant meeting due to the necessity for ongoing verbal prompts (including voting). With advancements in video conferencing platforms, the Policy proposes that the electronic means of participation in a meeting is preferred to be via video conference (Teams).

Confidentiality

Regulation 14CA(5) requires that a *'Member must not attend the meeting or the closed part of the meeting unless, before the meeting, or the part of the meeting, is closed, the Member declares that the Member can maintain confidentiality during the meeting or the closed part of the meeting (as the case required).'*

The Policy proposes the wording for the declaration to be made by the Member prior to the meeting going behind closed doors, and to be included within the Minutes of the meeting.

Issues and options considered

Council may choose to:

- adopt the proposed *Electronic Attendance at Meetings Council Policy*, as presented in Attachment 1 to this Report
- adopt the proposed *Electronic Attendance at Meetings Council Policy*, as presented in Attachment 1 to this Report, with modifications or
- not adopt the proposed *Electronic Attendance at Meetings Council Policy*.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*

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 Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	ATTRACTION
Risk Description	Ineffective / improper decision making	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Governance and Strategy	Director Planning and Community Development
Residual Risk	High	Medium
Control Effectiveness	Strong	Strong
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	Medium risk is acceptable without variation to existing control activities.
Risk Control	The relevant control, to mitigate risk, is the provision of a Policy to manage inconsistencies in the approval process and rules/regulations that are to be applied for requests to attend meetings via electronic means.	

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

If the proposed Policy is endorsed by Council, it is proposed to review the Policy 12 months after implementation to assess the operational impacts of the Policy.

COMMENT

Although the *Local Government Act 1995* prescribes that certain policies must be adopted by Council, there is no legislated requirement for Council to adopt a Policy for electronic attendance at meetings.

Nonetheless, the benefit of a policy is that it clearly defines and sets expectations for all stakeholders and provides a source of reference. A policy will also assist to facilitate a consistent and transparent approach to the receipt and approval of requests for electronic attendance, adherence to regulatory requirements and the expectations of Council in relation to equipment and location.

If the proposed Policy is endorsed, it is recommended that a review be undertaken 12 months after implementation of the Policy to assess the operational impacts of the Policy.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council ADOPTS the Electronic Attendance at Meetings Council Policy, as provided in Attachment 1 to this Report.

ATTACHMENTS

1. DRAFT Electronic Attendance at Meetings Council Policy 2025 [8.8.1 - 7 pages]

8.9 REVIEW OF THE PURCHASING COUNCIL POLICY (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	59174, 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 proposed amendments to the City's *Purchasing Council Policy*.

EXECUTIVE SUMMARY

The *Purchasing Council Policy* is required to be reviewed at least once every five years. The policy was last reviewed in May 2020.

Some necessary improvements have been identified to the City's *Purchasing Council Policy* to enhance operational efficiency and reflect the prevailing economic environment in the context of procurement activity.

The specific quotation requirements currently provided for the engagement of artists and performers in the Summer Events Season have been reviewed and updates are proposed to reflect the current market and the cultural events calendar by raising the value threshold to which this requirement applies. It is proposed to expand the provision to the Cultural Services Program as a whole, insofar as it pertains to engagement of artists, performers and/or entertainment services.

In addition, the quotation requirements for all procurement values have been reviewed and updated to reflect the ongoing market conditions, as well as to better align these requirements with those in comparable organisations, by prescribing a minimum number of quotations to be sought and a minimum number to be obtained.

It is therefore recommended that Council ADOPTS the revised Purchasing Council Policy forming Attachment 1 to this Report.

BACKGROUND

The *Purchasing Council Policy* was presented to the Policy Committee in October 2022 with some proposed amendments, however, it was referred back to obtain further clarity on City's purchasing protocols and integrity controls. All the relevant documents were made available to the Elected Members but the reviewed policy was not presented again to the Policy Committee.

At the Audit and Risk Committee held in August 2024, a detailed report was presented to the committee on applicability of WA procurement rules 2021 to City of Joondalup Procurement Activity. It was noted in the report that the scale and breadth of *WA Procurement Rules 2021* are for Western Australian State Government departments to harmonise State's approach to procurement in order to achieve certain key objectives whereas the City, as a local government, exists and operates within a fairly narrow frame of reference and accordingly the City's purchasing policy was considered appropriate and adequate for the City's operations as a local government to drive value from procurement activities.

A number of years ago, the City's *Purchasing Council Policy* introduced specific quotation requirements for procurement of services from artists and performers during the Summer Event to accommodate the lower likelihood of multiple providers offering the exact same service/product. This provision has been reviewed for currency in the present environment.

Quotation requirements for the different procurement thresholds have been reviewed and updated to enhance the request for quotation process. The market conditions that have been a feature of the economy for the past few years have rendered it particularly difficult, particularly in respect of construction, maintenance and related services, to meet the requirement to obtain the prescribed minimum quotations, in spite of requests being issued to multiple potential respondents.

The proposed changes to the *Purchasing Council Policy* are similar to the amendments presented to the Policy Committee back in October 2022 as our operational requirements are still the same and the City's policy is still fit for purpose and contemporary to our needs. During recent comparison of the purchasing policy of comparable councils it was established that the changes proposed are aligned to other similar sized council.

DETAILS

Quotation Requirements - Cultural Services Program

The *Purchasing Council Policy* prescribes quotation requirements for different procurement value thresholds. In general, a minimum of two verbal quotations are required for procurement between \$5,001 and \$10,000 while at least three written quotations are required for values from \$10,001 and up.

Special provision is included in the Policy for procurement of services from artists or performers for events during the City's Summer Events season, which allows the City to procure services up to \$10,000 on the strength of a single quotation, in recognition of the uniqueness of product offerings from different artists/performers.

The current requirement is:

\$5,001 to \$10,000 Summer Season Events Only	<p><i>One verbal/written quotation required by officers within Leisure and Cultural Services for unique artists or performers at events including, but not limited to:</i></p> <ul style="list-style-type: none"> • <i>Music in the Park</i> • <i>Valentine's Concert</i> • <i>Joondalup Festival.</i> <p><i>A record of details of the quotation received is to be made in accordance with the Purchasing Protocols and clause 3.6 of this Policy.</i></p>
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The current market for artists/performers has been considered in reviewing this provision and it is proposed to amend the requirement as highlighted below:

\$5,001 to \$20,000 Cultural Services Program	<p><i>One verbal/written quotation required by officers within Leisure and Cultural Services for unique artists, performers, acts or entertainment at events within the Cultural Services Program including, but not limited to:</i></p> <ul style="list-style-type: none"> • <i>Music in the Park</i> • <i>Valentine's Concert</i> • <i>Joondalup Festival</i> • <i>Any other event requiring artists or performers</i> <p><i>A record of details of the quotation received is to be made in accordance with the Purchasing Protocols and clause 3.6 of this Policy.</i></p>
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The review has not only considered the current market but has also taken account of the broader requirements of the Cultural Services Program, and concluded that the City regularly engages artists or performers for cultural events within the Program outside the Summer Events Season.

The proposed change would allow the City to engage artists/performers with a unique product or service offering for any cultural services events during the year, through the same purchasing policy provision that is currently available only for the Summer Events Season.

The value threshold is also proposed to be increased to \$20,000 in recognition of the current market.

Quotation requirements – General

The Policy currently prescribes a minimum number of quotations to be obtained for the different procurement value thresholds, as follows:

Procurement threshold (ex GST)	Current Quote requirements
Up to \$5,000	Direct procurement, no quotes required
\$5,001 to \$10,000	Minimum of two verbal quotations required
\$10,001 to \$50,000	Minimum of two written quotations required
\$50,001 to \$250,000	Minimum of three written quotations required

For the past few years, it has become increasingly difficult to obtain the minimum number required in several Request for Quote (RFQ) processes, despite RFQs being issued to several potential respondents.

The nature of the current market conditions has meant that several suppliers have limited spare capacity to take on additional work and, therefore, often do not respond to RFQs issued by the City.

This presents a challenge to the City to obtain the requisite number of quotes, and lengthens the procurement process – considerably, in some cases – unnecessarily, in order to ensure compliance with the policy.

The proposed amendments therefore seek to ease this pressure and require officers to seek a minimum number of quotations and obtain a lesser minimum to progress with procurement, as follows:

Procurement threshold (ex GST)	Proposed Quote requirements
Up to \$5,000	Direct procurement, no quotes required
\$5,001 to \$10,000	Seek a minimum of two verbal quotations, obtain a minimum of one quotation
\$10,001 to \$50,000	Seek a minimum of two written quotations, obtain a minimum of one quotation
\$50,001 to \$250,000	Seek a minimum of three written quotations, obtain a minimum of one quotation

This is a well-established procurement practice, as evidenced in the procurement policies of other similar organisations, such as:

City of Wanneroo	Purchasing policy requires a minimum number of quotations to be sought
City of Swan	Purchasing policy requires a minimum number of quotations to be sought and a minimum of one obtained
City of Stirling	Procurement policy requires a minimum number of quotations to be sought
City of Perth	Purchasing Policy requires a minimum number of quotations to be sought

It is also noteworthy that the WA State Government procurement rules, while prescribing in great detail the procurement process to be followed by state agencies, do not stipulate a minimum number of responses to be obtained in a request for quotes process.

The proposed amendment will also deliver a similar outcome to the City's tender process which, while a public process, does not prescribe a minimum number of respondents and allows the City to progress with procurement even in the event that there is a single response to the request for tender, provided the tender evaluation panel determines this to be value for money to the City.

In addition to the above, there are also a few minor wording changes to better clarify phrases and expressions in the Policy, which do not alter either the meaning or intent, and some minor structure and formatting changes.

Issues and options considered

Option 1 – Approve the proposed changes to the Purchasing Council Policy.

Should the proposed amendments be approved, the value threshold to which unique artists and/or performers can be engaged by means of a single quotation will rise to \$20,000, giving the City more flexibility to engage entertainment, acts, artists or performers in the current market. The expansion of the provision to the full Cultural Services Program recognises that the events the City may undertake in any year, which do not all fall within the Summer Events season.

In addition, amending the quotation requirement as outlined would allow procurement to progress more easily where the City encounters difficulties obtaining sufficient quotation responses to satisfy the policy requirements. There would be no increased risk of obtaining less value in the procurement process as the policy requirements as to value for money, sustainability and the like will not change.

This option is recommended.

Option 2 – Not approve the proposed change to the Purchasing Council Policy.

Should the proposed amendment not be approved, the existing provisions in the *Purchasing Council Policy* remains in place.

Since the provision for artists and performers was originally introduced into the Policy, there have been significant changes in the environment for arts and entertainment offerings. The current policy provision is no longer fit for purpose and limits the City's ability to engage with the market in a flexible and reasonable manner.

Retaining the existing general provision to obtain a minimum number of quotations, as opposed to seeking a minimum number will continue the City's current constraints in obtaining sufficient quotations to meet the policy requirement. Should the current economic climate persist or deteriorate further, as expected in the medium term, the City's difficulties in this vein can be expected to worsen and cause the procurement process to become even less efficient and more burdensome.

This option is not recommended.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government (Functions and General) 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 *Purchasing Council Policy.*

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	<p>The relevant control, to mitigate risk, is the requirement for the Policy to be reviewed at least once every five years; however may be reviewed at an earlier date as a result of legislative changes which have a bearing, Council decisions which affect the continued validity or applicability of the policy, important technological, industry or social changes, or any other such circumstance that would justify an earlier review.</p> <p>The current review ensures operational efficiency and reflects the prevailing economic environment in the context of procurement activity.</p>	

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

No specific consultation was undertaken. Purchasing policies of other entities, as well as the WA State Government procurement rules, were reviewed during this process.

COMMENT

The proposed amendments are expected to improve outcomes of the procurement process while not increasing any attendant risks.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council ADOPTS the revised Purchasing Council Policy forming Attachment 1 to this Report.

ATTACHMENTS

1. Purchasing Policy [8.9.1 - 5 pages]

9 URGENT BUSINESS

10 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11 REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

12 CLOSURE



**DECLARATION OF
FINANCIAL INTEREST / INTEREST THAT MAY AFFECT IMPARTIALITY /
PROXIMITY INTEREST**

**To: CHIEF EXECUTIVE OFFICER
CITY OF JOONDALUP**

Name / Position		
Meeting Type		
Meeting Date		
Item No. / Subject		
Nature of Interest	Financial Interest * Proximity Interest* Interest that may affect impartiality*	*Delete where not applicable
Extent of Interest		
Signature		
Date		

Section 5.65(1) of the *Local Government Act 1995* states that:

"A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by that member must disclose the nature of the interest:

- (a) *in a written notice given to the CEO before the meeting; or*
- (b) *at the meeting immediately before the matter is discussed."*

14 APRIL 2025 - POLICY COMMITTEE - AGENDA ATTACHMENTS

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Joondalup Resort Local Development Plan

January 2025

element.
the art and science of place



Local Development Plan



General Provisions

- 1. This Local Development Plan (LDP) has been prepared in accordance with Clause 19 (Additional Uses) of the City of Joondalup Local Planning Scheme No. 3 (LPS3), with No. 17 of Table 4 of LPS3 providing that Grouped Dwellings and Multiple Dwellings are Additional Uses at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site). This LDP applies to the development of Grouped Dwellings and/or Multiple Dwellings on the subject site.
- 2. In accordance with the Clause 1.2.2 of the Residential Design Codes Volume 2 – Apartments (R-Codes Volume 2), this LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2.
- 3. Unless provided for below, the provisions of the R-Codes Volume 2, LPS3 and any relevant State Planning Policy or Local Planning Policy, will apply.
- 4. As this LDP is a “due regard” document, variations to this LDP may be approved through a Development Application, provided that the development achieves the objectives of this LDP and the relevant Element Objectives of the R-Codes Volume 2, and any relevant State or Local Planning Policy (as applicable).

Design Objectives

- 5. The following Design Objectives are to be read in addition to the relevant Sections and associated Element Objectives of the R-Codes Volume 2. These Design Objectives are to be satisfied as part of the consideration of a Development Application, including where a variation to the Acceptable Outcomes of this LDP are proposed.

Enhanced Environment

- 6. Orienting the built form toward the view and optimising solar aspect.
- 7. Designing buildings to provide high levels of visual surveillance of the public realm.
- 8. Deliver an innovative response to sustainability particularly in relation to energy and water use which goes beyond business as usual.
- 9. Development to deliver landscape quality through:
 - a) An integrated landscape approach which merges the podium with the landscape and which promotes greening on balconies; and
 - b) Adequate in ground and on structure landscaping areas to facilitate planting of trees to contribute towards a high level of amenity of the development and public spaces.

Sensitive design

- 10. Integrating the proposed residential development with the existing amenity of the Joondalup Resort.
- 11. Building bulk and scale for Site A, to be broken down using two distinct built forms and design treatment including on-structure landscaping, horizontal and vertical articulation, and variations in colours and materials.
- 12. Finishes and materials to reflect the character of the golf course including render, limestone and timber.
- 13. Depth and detail is provided to all facades, with facades shaded in line with their orientation and differentiation between upper and lower floors.

Safe and attractive place for living

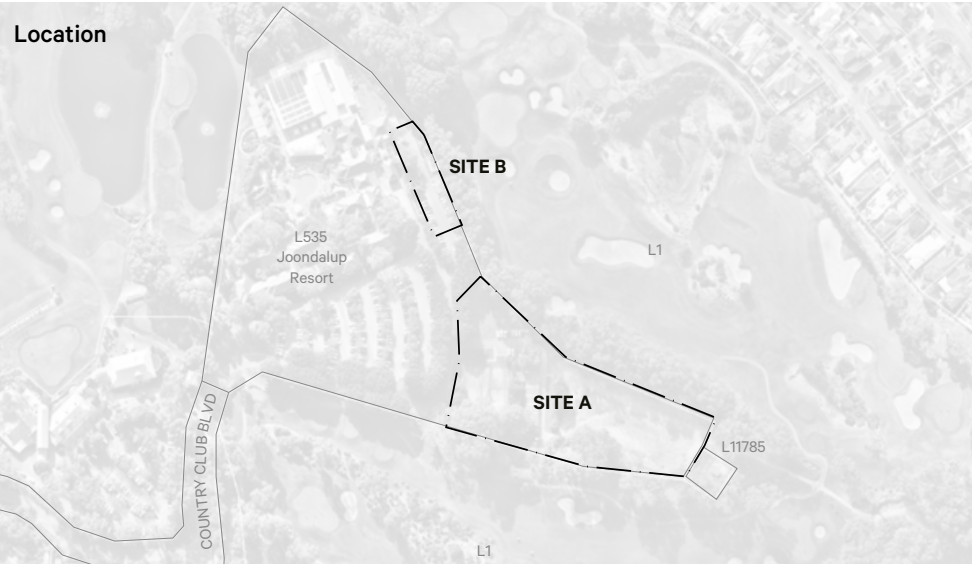
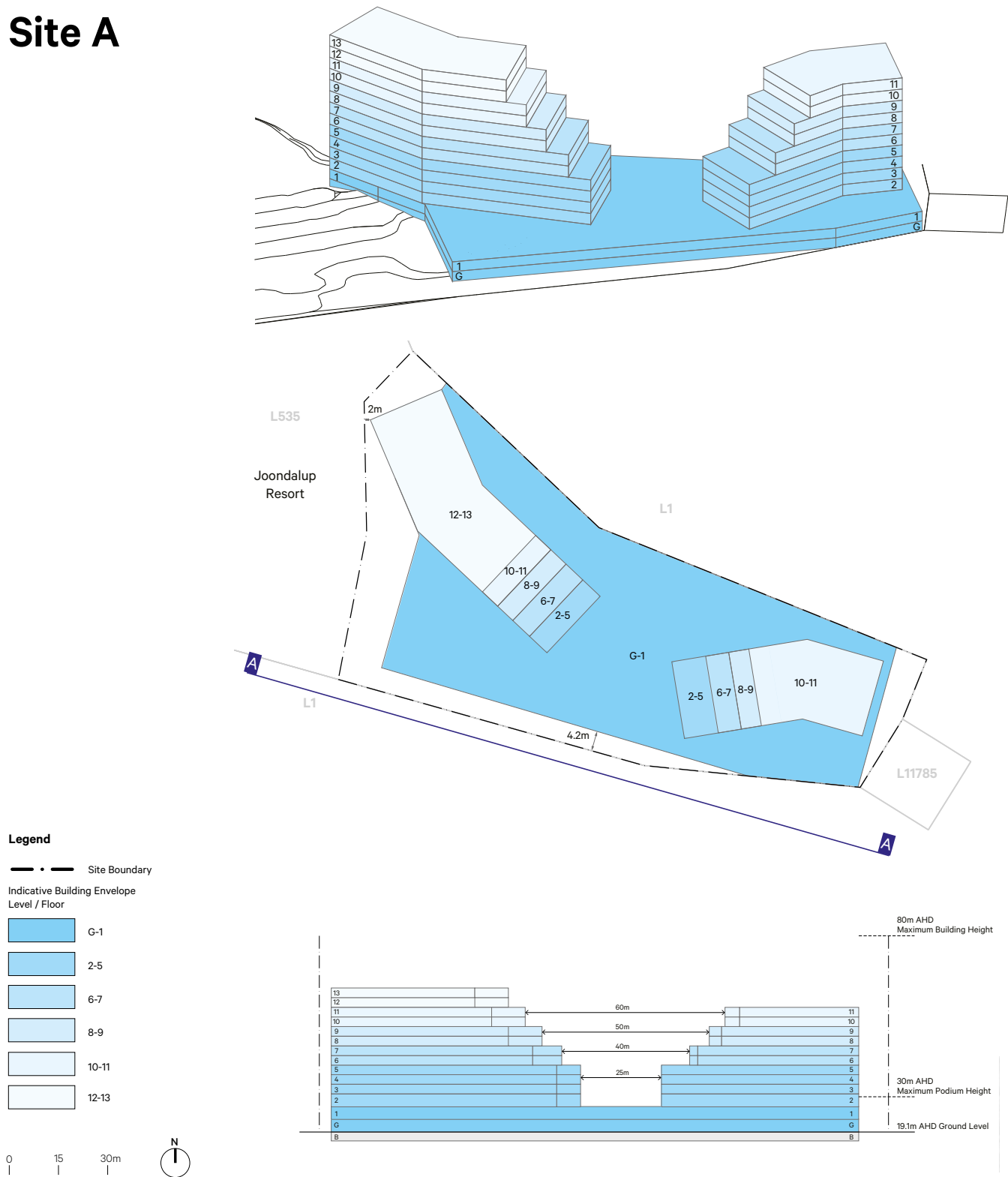
- 14. Provide canopies for the pedestrian paths on the podium level.
- 15. Provide legible and safe movement of residents and visitors, as pedestrians and in vehicles to the proposed development and throughout the structure.
- 16. Retain and enhance the pedestrian network to link the developments to the existing hotel, club house and golf course.
- 17. Accessible to all.
- 18. Landscape frontages.

Thriving place with a sense of community

- 19. An integrated apartment lifestyle, integrated with existing hotel resort and golf club house that has history and existing presence in the community
- 20. Main podium of Site A provide lounges, meeting and reading areas for residents and resort guests.
- 21. All residents have access to facilities of resort.
- 22. Diversity of dwellings provided.
- 23. Street furniture, lawn areas and play areas will be provided.

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Site A



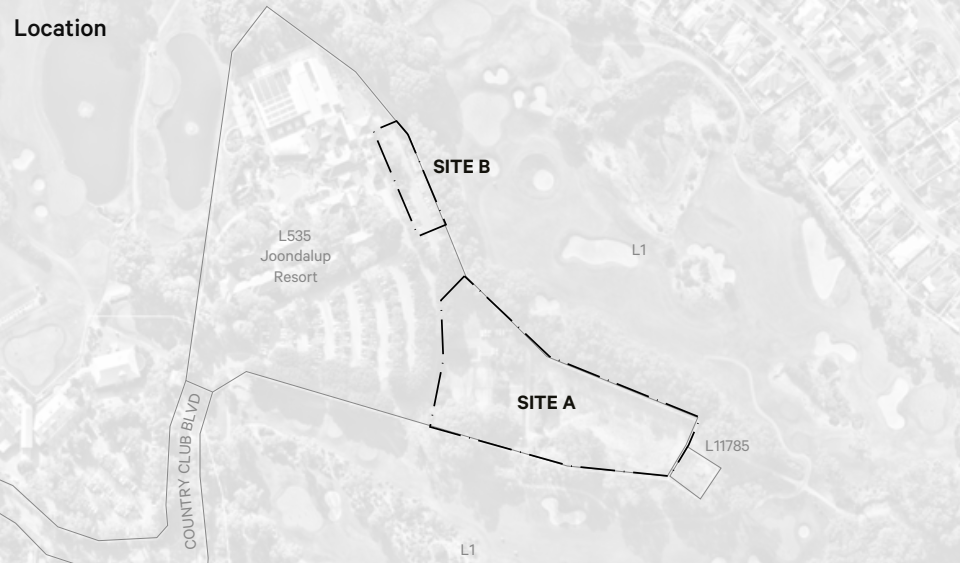
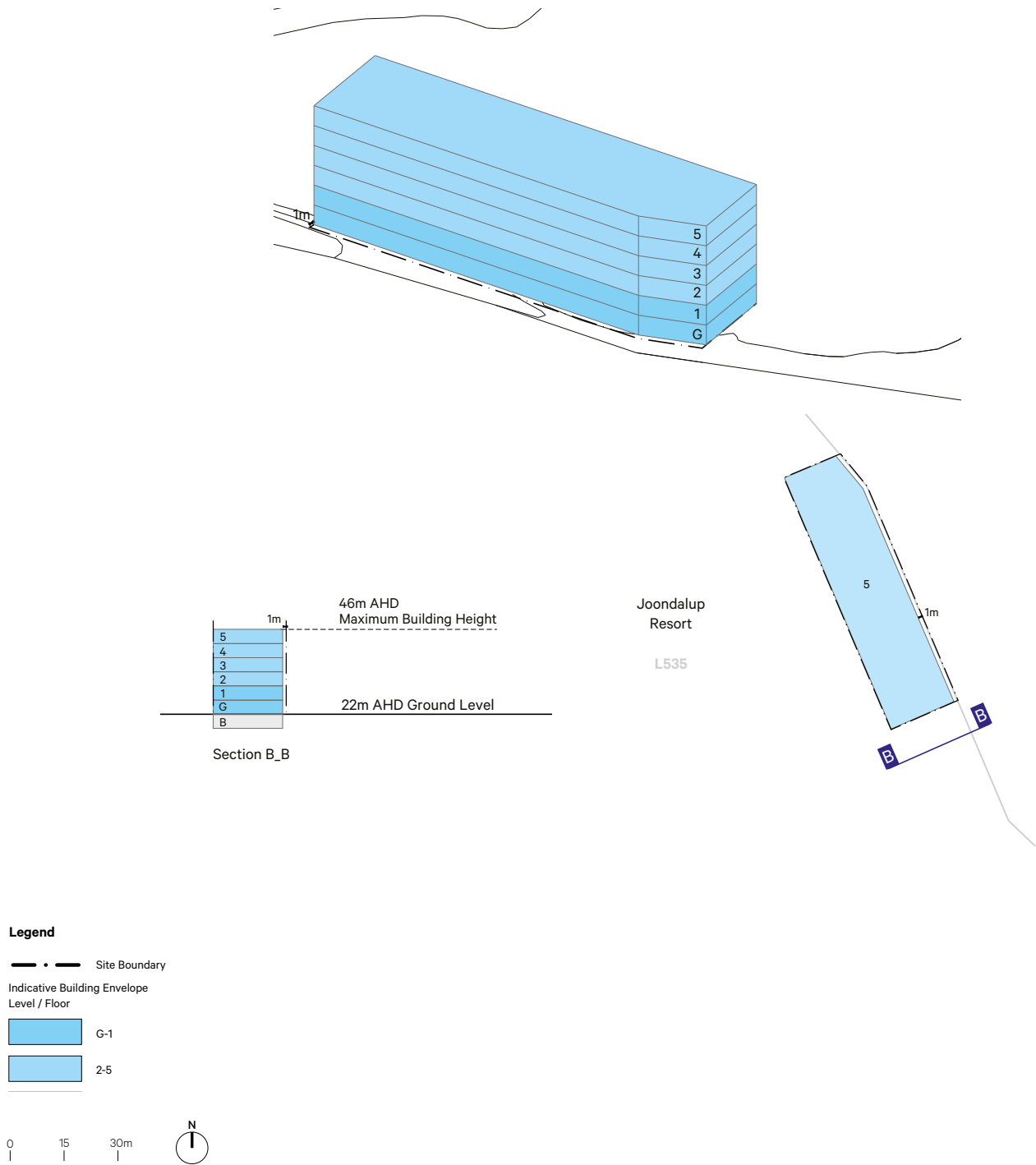
Development Controls

The development controls outlined in Table 1 – Primary Controls Site A and Table 2 Primary Controls Site B apply to the site and are to be read in conjunction with the corresponding diagrams on each page.

Primary Control Table - Site A		
Development Control	Requirement	
Building Height	Maximum Podium Height 30m AHD. Maximum Building Height of 80m AHD or 14 Storeys.	
Boundary Wall Height (Storeys)	2	
Minimum Primary Street Setback (Western Setback of Building Facing Car Park)	2 metres	
Minimum Side and Rear Setbacks (North, East and South Setbacks)	Nil	
Average Side Setback	N/A	
Plot Ratio	1.5	
Building Separation	Level	Separation (metres)
	G - 1	0
	2 - 5	25
	6 - 7	40
	8 - 9	50
	10 and above	60
Building Depth	Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to clauses 4.1 <i>Solar and daylight access</i> and 4.2 <i>Natural ventilation</i> of the Residential Design Codes Volume 2.	



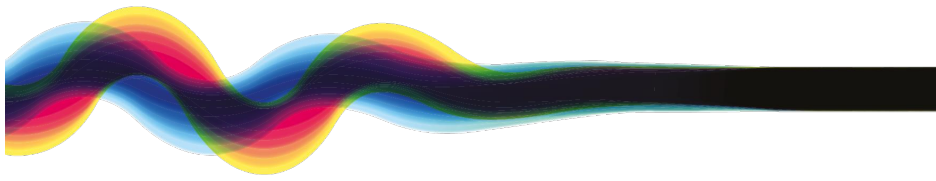
Site B



Development Controls

The development controls outlined in Table 1 – Primary Controls Site A and Table 2 Primary Controls Site B apply to the site and are to be read in conjunction with the corresponding diagrams on each page.

Primary Control Table - Site B	
Development Control	Requirement
Building Height	Maximum Building Height of 46m AHD or 6 Storeys. The maximum height includes all building plant and equipment, lift and stair overruns and roof terraces.
Boundary Wall Height (Storeys)	6
Minimum Primary Street Setback (Eastern Setback)	1 metre
Minimum Side and Rear Setbacks (North, East and South Setbacks)	Nil
Average Side Setback	N/A
Plot Ratio	1.5
Building Depth	Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to clauses 4.1 Solar and daylight access and 4.2 Natural ventilation of the Residential Design Codes Volume 2.



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Lot 535 (No. 45) Country Club Boulevard,
Connolly

Proposed Local Development Plan

November 2024 | 23-413

Document ID:					
Issue	Date	Status	Prepared by	Approved by	
			Name	Name	Signature
1	22/11/2024	For lodgement	Mark Scarfone	Daniel Lees	DL

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We acknowledge the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.



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1. Introduction

1.1 Project Overview

The Joondalup Resort, located at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site) is located approximately 28 kilometres north of the Perth Central Business District and approximately 3 kilometres west of the Joondalup City Centre.

The Joondalup Resort includes a range of facilities including a golf course, accommodation, wedding and conference facilities, and multiple food and beverage outlets. The subject site is contained within a landscaped setting and is remote from the surrounding lower density residential development.

The subject site is zoned 'Private Community Purposes' under the provisions of City of Joondalup Local Planning Scheme No. 3 (LPS3). Clause 19 of LPS3 identifies the subject site as being within 'Additional Use Area 16'. This allows for additional uses of 'Grouped and Multiple Dwellings' subject to the preparation and approval of a Local Development Plan (LDP).

This LDP seeks to satisfy the requirements of LPS3 to facilitate future residential development on the subject site. The future residential development is consistent with the objectives of LPS 3 and the City of Joondalup Local Planning Strategy which seek to accommodate high quality, higher density development in appropriate locations and to diversify the housing stock in the City to cater for a range of housing needs.

The provisions contained within the LDP will facilitate an exciting residential component to the existing facilities at Joondalup Resort. The residential development will be high quality commensurate with the unique location, providing future residents with direct access to natural and physical amenities which are not available in a typical grouped or multiple dwelling development.

The proposed LDP is contained in Appendix 2 of this report.

1.2 Purpose

The purpose of this LDP is to facilitate residential development on the subject site as required by LPS3. The development standards and requirements within this LDP seek to facilitate well designed residential development in response to the key opportunities and constraints present on the subject site. The LDP will coordinate and guide the development of subject site, specifically:

- Residential development within the eastern portion of the subject site which is generally vacant except for some existing maintenance facilities; and
- Residential development to the east of the existing Joondalup Resort Hotel which currently contains a staff car park.

These two development sites are noted as 'Residential Site' and 'Hotel Site' on Figure 2 – Location Plan

This LDP is a document of due regard and will be referenced in the assessment of development applications relating to the subject site.

1.3 Pre-Lodgement Consultation

Relevant members of the project team have undertaken comprehensive pre-lodgement consultation with City officers and the City of Joondalup Design Review Panel (DRP). The proposed LDP was

element.

presented to the DRP twice during the pre-lodgement stage. The City officer and DRP comments have been considered in the preparation of this LDP.



2. Site Overview

2.1 Site Location and Property Description

The Joondalup Resort, located at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site) is located approximately 28 kilometres north of the Perth Central Business District and approximately 3 kilometres west of the Joondalup City Centre. The subject site contains a wide range of amenities including the Joondalup Resort Hotel, wedding and conference facilities, and multiple food and beverage outlets as well as the associated car parking and supporting infrastructure.

Most of the subject site is surrounded by Lot 1 (No. 39) Country Club Boulevard, Connolly, which contains the Joondalup Resort Public Golf Course. To the south west of the subject site is Lot 531 (No. 37) Country Club Boulevard, Connolly, which contains the Joondalup Resort Club House. These two lots provide a substantial physical separation to the residential zoned land surrounding the golf course.

The subject site measures approximately 4.8 hectares surrounded on all sides by the Joondalup golf course and associated facilities as noted above. Access to the public road is provided in the south west corner of the subject site. Hodges Drive, Marmion Avenue and the Mitchell Freeway provide good vehicle access from the subject site to surrounding attractions and amenities. The location of the subject site is shown in Figure 1 Context Plan.

The LDP has been designed considering the existing opportunities and constraints which are present on the site. The residential development is proposed to be located on underutilised sections of the site which are located a significant distance from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties, and as demonstrated in the visualisations. The LDP, which has been reviewed on multiple occasions by the DRP pre-lodgement, provides for significant separation between buildings and a distinct tiered form which will ensure any future development is high quality and visually interesting.

2.2 Legal Description and Ownership

The lot particulars of the subject site are detailed in Table 1. A copy of the Certificate of Title is contained in Appendix 1 of this report.

Table 1 - Subject Site Details

Lot	Plan	Folio / Volume	Owner	Approx. Area
535	17167	1851/847	Joondalup Hotel Investments PTE LTD	4.8ha

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Figure 1 – Context Plan

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Figure 2 – Location Plan

2.3 Environment and Heritage

A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future.



3. Proposed Local Development Plan

3.1 Key provisions

The proposed Local Development Plan contained in Appendix 2 of this report provides for residential development on the subject site in accordance with Clause 19 of LPS3. The LDP applies to the development of Grouped Dwellings and/or Multiple Dwellings on the subject site.

The key provisions of the proposed LDP are described below:

1. The LDP sets out design objectives under the headers of Enhanced Environment, Sensitive Design, Safe and Attractive Place for Living and Thriving Place with a Sense of Community. These design objectives, require high quality, site responsive design to be achieved on the subject site and respond to the key comments received as a part of the consultation with City officers and the DRP. The design objectives are to be read in conjunction with the relevant provisions of the Residential Design Codes Volume 2 (the R-Codes). These objectives will form part of the consideration of a Development Application, including where a variation to the Acceptable Outcomes of this LDP are proposed.
2. The LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2. These provisions include a range of matters including building height, plot ratio and building separation. These provisions provide for flexible design outcomes while ensuring any future development provides an appropriate response to the site.
3. The LDP provides a masterplan, site plans and indicative building envelopes to clearly describe the location of the proposed development sites within the overall confines of the subject site.
4. The masterplan details key features of the future development including vehicle and pedestrian links, active ground floor uses and podium landscaping.
5. Visualisations are provided to illustrate the potential development outcomes which may be expected on the site in the future.

The proposed provisions of the LDP ensure that high quality residential development can be accommodated on the subject site in the future.

3.2 Effect

The proposed LDP will come into effect on the date it is approved by the City of Joondalup (the City). All residential development within the subject site is subject to the provisions of this LDP. Under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, LDP's are valid for 10 years from the date of approval by the Local Government

3.3 Variations

In determining any development application that seeks to vary the provisions of this LDP, the decision-maker shall have due regard for the overarching objectives of this LDP and LPS3.

3.4 Relationship to Other Planning Documents

This LDP is to be read in conjunction with the LPS3, any relevant State and local planning policies and the Residential Design Codes.



Where there is inconsistency between the development standards and requirements of this LDP and other planning documents, the provisions of this LDP shall prevail.

3.5 Staging

Development of the subject site is likely to be implemented in stages taking into consideration market demand for residential uses.



4. Planning Framework and Assessment

4.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (MRS) the subject site is zoned 'Urban'. The urban zone accommodates a range of land uses including residential, commercial, food and beverage and recreation activities. The proposed residential land uses contemplated by the LDP are consistent with the 'Urban' zone.

4.2 City of Joondalup Local Planning Scheme No. 3

LPS3 is the key statutory planning document for the City and provides the statutory planning framework for the subject site.

The aims of LPS3 include:

- *To cater for the diverse needs of the community by encouraging the provision of a range of housing, employment, business, recreation, transport and education opportunities;*
- *To support the provision of a variety of housing choices that cater for an ageing population and changing household structures;*
- *To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment or the health and welfare of residents; and*
- *To promote and encourage land use and development that incorporates environmentally sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and retention/planting of local native vegetation*

The proposed LDP is consistent with these aims. It will facilitate residential development with a range of sizes and layouts to cater for a broad range of residents. It provides for high quality residential development in a high amenity area, is designed to ensure the development has a positive impact on its surroundings and will incorporate environmental sustainability principles.

Under the provisions of LPS3, the subject site is zoned 'Private Community Purposes', the objectives of the zone are:

- *To provide sites for privately owned and operated recreation, institutions and places of worship.*
- *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 protects the amenity of the area.*

The Joondalup Resort, includes a range of a facilities including a golf course, accommodation, wedding and conference facilities, and multiple food and beverage outlets. The accommodation, wedding and conference facilities, and multiple food and beverage outlets are located on the subject site while the golf course and associated facilities are provided on the surrounding sites covering an area of over 100 hectares.

The proposed residential development will be incidental and ancillary to the existing land uses, occupying a small percentage of the overall site, and are designed in a manner which will respect

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and enhance the existing golf course amenity. The proposed development is consistent with the objectives of the 'Private Community Purposes' zone.

Under Clause 17 of LPS3, Grouped Dwellings and Multiple Dwellings are 'X' uses in the 'Private Community Purposes' meaning these are not permitted. Despite this, the subject site is nominated under Table 4 Clause 19 of LPS3 as being in Additional Use area 17. This permits Grouped Dwellings and Multiple Dwellings subject to the preparation and approval of an LDP. The proposed LDP has been prepared to satisfy this requirement to facilitate residential development on the subject site.

This LDP has been prepared in accordance with the overarching objectives of LPS3 and the objectives for the Private Community Purposes' zone. The LDP will facilitate high quality residential development on the subject site while ensuring it is ancillary to the main 'Private Community Purpose' which is the Joondalup Resort development.

Figure 3 below shows the zoning of the subject site in the context of its surroundings.

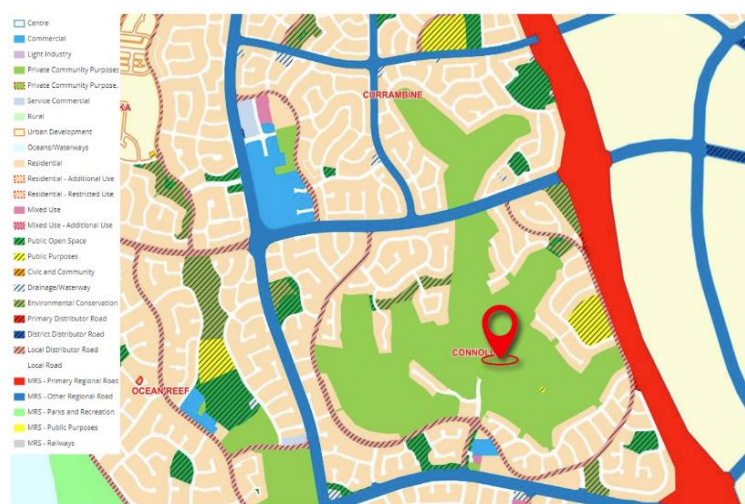


Figure 3 – LPS3 Map

4.3 City of Joondalup Local Planning Policies

There are several City of Joondalup local planning policies which are relevant to the assessment of this LDP as outlined below.

4.3.1 Joondalup Design Review Panel Local Planning Policy

This Local Planning Policy (LPP) sets out the City's expectations regarding the role of the Design Review Panel (DRP), the types of development which should be referred to the DRP and the process which should be followed. The LPP notes that LDP's should be presented to a DRP where the City consider this may benefit the proposal.

As will be described in detail later in this report, the proposed LDP was presented to the DRP twice prior to the lodgement of this LDP. The DRP support the approach which has been proposed, particularly in relation to the building separation and the 'tiered' built form.

The key matters raised by the DRP have been addressed in this LDP. These include:

1. Including objectives for the design vision and strong development controls to assist in ensuring a high quality built form.



2. Allow for planting and sustainability of trees on the landscaped podium.
3. Allow for legible and safe movement of residents and visitors, both as pedestrians and in vehicles.

4.3.2 Private Community Purposes Zone Local Planning Policy

This LPP seeks to ensure all non-residential development on the subject site is designed to meet minimum standards in terms of setbacks, height and built form quality. As the purpose of the proposed LDP is to facilitate residential development, the provisions of this LPP do not apply.

4.3.3 Residential Development Local Planning Policy

This LPP seeks to ensure residential development provides for improved streetscape outcomes and complements the visual character, bulk and scale of the surrounding built form. It also seeks to ensure that development is of a high quality and provides high levels of street surveillance.

This development has been designed considering the existing opportunities and constraints which are present on the subject site. The residential development is proposed to be located on underutilised sections of the site which are located a minimum of 150 metres from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties. The LDP, which has been reviewed by the DRP pre-lodgement, provides for significant separation between buildings and a tiered form which will ensure any future development is high quality and visually interesting. The proposed residential development will provide visual surveillance over the existing car park.

The proposed LDP is consistent with the objectives of this LPP.

4.3.1 Environmentally Sustainable Design Local Planning Policy

The purpose of this LPP is to encourage the integration of environmentally sustainable design principles into the siting, design and construction of both new and redeveloped residential, commercial and mixed-use buildings.

As part of the design review process, the DRP encouraged LDP provisions which provide a strong commitment to sustainable design. This feedback has been considered in the preparation of the LDP.

Details of sustainable design measures to be incorporated in the future residential development will be included in a future development application.

The proposed LDP promotes sustainable design outcomes consistent with the provisions of this policy

4.4 State Planning Framework

4.4.1 Planning and Development (Local Planning Schemes) Regulation 2015 (the Regulations)

Under the provisions of Part 6 of Schedule 2 of the Regulations, a Local Development Plan may be prepared and adopted to provide specific and detailed guidance for future development in certain circumstances. Under Clause 47(c) of the Regulations, these circumstances include a situation where the local planning scheme specifically requires a local development plan. As noted previously Clause 19 of LPS3 requires a LDP to facilitate residential development on the subject site. It is therefore appropriate for the City to adopt the proposed LDP after following the required process set out in Part 6.

In preparing this LDP, consideration has been given to a range of guiding documents including the manner and form guidance provided by the State Government in the WA Planning Manual. Pre-lodgement discussions have been held with City officers regarding the content of the LDP and this has been considered by the project team. It is understood the assessment of the proposed LDP by



the City will follow the process outlined in Part 6 of the Regulations and will include community consultation. We are happy to continue to liaise with the City throughout the assessment process to respond to any issues which are raised during the assessment process.

4.4.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

SPP 3.7 provides the foundation for land use planning to address bushfire risk through effective risk-based management practices. The primary objectives of SPP 3.7 are to ensure future development is resilient to bushfire related impacts while managing the risk to people, property, and infrastructure.

The south easter portion of the golf course, near the freeway is located within a bushfire prone area under the provisions of SPP 3.7, however the subject site is not. As such there are no bushfire planning matters to be resolved as a part of the preparation of this LDP.

4.4.3 State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)

SPP 7.0 provides a foundation to guide design quality and built form outcomes in Western Australia. It has been a key consideration for the preparation of this LDP and will also be considered as part of any future DA for the subject site.

The proposed LDP has been considered by the City of Joondalup Design Review Panel on two separate occasions being 21 February and 15 May of 2024. On each occasion the DRP outlined the strengths of the proposal and recommended matters for further consideration. The DRP provided a detailed assessment of the proposal against the 10 Design Principles contained in SPP 7.0. The recommendations of the DRP have been considered by the project team in the preparation of the LDP.

4.4.4 Residential Design Codes Volume 2 (R-Codes)

The R-Codes are a Planning Code is made under Part 3A of the Planning and Development Act 2005 and '*provide a comprehensive basis for the control of residential development throughout Western Australia*'.

In accordance with Clause 1.2.2 of the R-Codes Volume 2, the proposed LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2. This provides the framework to facilitate site responsive residential development on the subject site in the future. The proposed provisions contained in the LDP are consistent with the corresponding Element Objectives and the relevant objectives of LPS3 and the City's Local Planning Strategy.

The LDP does not seek to amend or replace any of the Acceptable Outcomes set out at Clause 1.2.3 of the R-Codes, and therefore does not require the approval of the Western Australian Planning Commission.

4.4.5 Transport Impact Assessment Guidelines

The Transport Impact Assessment Guidelines (the Guidelines) provide guidance for land use planners and transport planning professionals, when considering land use development. The Guidelines are applicable at all stages of development from scheme amendments to individual development applications.

The subject site and the surrounding lots contain a wide range of land uses associated with the Joondalup Resort, including the Hotel, Golf Course, Wedding and Function Centre and food and beverage outlets. The proposed LDP aims to facilitate residential land uses on the subject site. It is anticipated that the Residential development will generate at different times to the existing land uses on site and as such will not have an impact on the existing road network. Despite this, it is acknowledged that a detailed assessment of transport matters will be required prior to the approval of any future development application for residential development on the subject site in accordance with the Guidelines.

The concept plans presented to the DRP indicated approximately 130 dwellings will be provided on the Residential Site. Up to approximately 60 dwellings could potentially be located on the Hotel site. Based these indicative numbers, the anticipated vehicle movements vehicle trip rates are noted



below. These have been determined using the Residential trip generation rates provided in Table 1 of Volume 5 of the guidelines.

Land Use	Indicative Dwelling Numbers	AM Peak (Total)	PM Peak (Total)
Residential	190	0.8 (152)	0.8 (152)

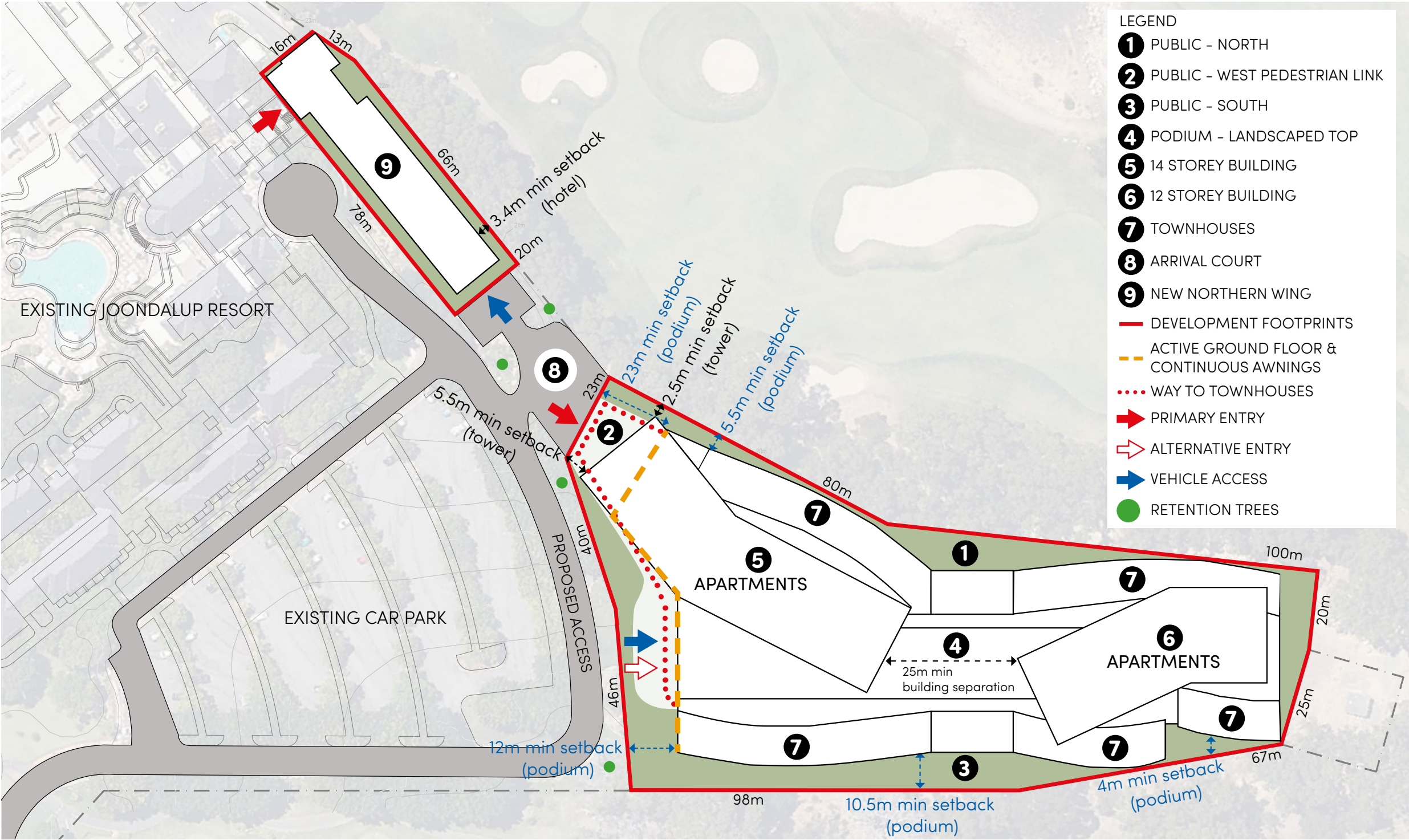
In accordance with Figure 2 of the Guidelines, individual developments which are anticipated to generate more than 100 trips during peak hour are required to be supported by a Traffic Impact Assessment (TIA). Subject to the approval of this LDP, this will be appropriately addressed at the future development application stage.

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5. Conclusion

The proposed Local Development Plan (LDP) has been prepared in accordance with Clause 19 of the City of Joondalup Local Planning Scheme No. 3 to facilitate residential development at Lot 535 (No. 45) Country Club Boulevard, Connolly. The proposed LDP has been designed to respond to feedback from the City of Joondalup Design Review Panel, to facilitate a highly site responsive design outcome which will deliver a high level of amenity to future occupiers while minimising any impacts on the surrounding residential zoned land. The proposed LDP is consistent with the relevant local and state planning framework and we request the City of Joondalup grant approval for the LDP on that basis.

Masterplan



source: Christou

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Perspective Views

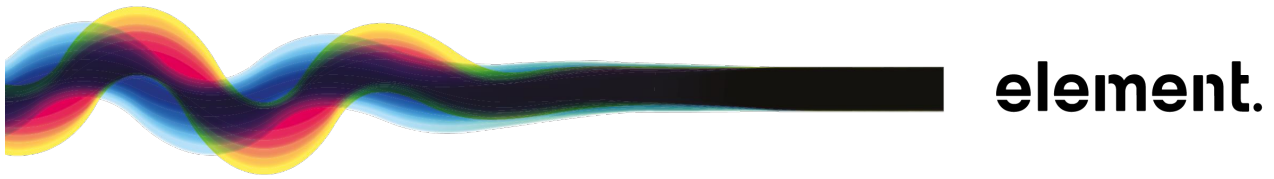


source: Christou



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Lot 535 (No. 45) Country Club, Boulevard Traffic Impact Statement

December 2024 | 23-413

Document ID:					
Issue	Date	Status	Prepared by	Approved by	
			Name	Name	Signature
1	19/12/2024	For issue	Mark Scarfone	Daniel Lees	DL
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We acknowledge the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.



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1. Introduction

This Transport Impact Statement (TIS) has been prepared in support of a proposed Local Development Plan for Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site). The LDP seeks to satisfy the requirements of City of Joondalup Local Planning Scheme No. 3 (LPS3) to facilitate future residential development on the subject site

This TIS has been prepared in accordance with the Western Australian Planning Commission (WAPC) Transport Impact Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016).



2. Overview

2.1 Description of Proposal

The subject site is zoned 'Private Community Purposes' under the provisions of City of Joondalup Local Planning Scheme No. 3 (LPS3). Clause 19 of LPS3 identifies the subject site as being within 'Additional Use Area 16'. This allows for addition uses of 'Grouped and Multiple Dwellings' subject to the preparation and approval of a Local Development Plan (LDP).

The LDP seeks to satisfy the requirements of LPS3 to facilitate future residential development on the subject site. The LDP will coordinate and guide the development of subject site, specifically:

- Residential development within the eastern portion of the subject site which is generally vacant except for some existing maintenance facilities; and
- Residential development to the east of the existing Joondalup Resort Hotel which currently contains a staff car park.

2.2 Site Description

The Joondalup Resort, located at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site) is located approximately 28 kilometres north of the Perth Central Business District and approximately 3 kilometres west of the Joondalup City Centre. The subject site contains a wide range of amenities including the Joondalup Resort Hotel, wedding and conference facilities, and multiple food and beverage outlets as well as the associated car parking and supporting infrastructure.

Most of the subject site is surrounded by Lot 1 (No. 39) Country Club Boulevard, Connolly, which contains the Joondalup Resort Public Golf Course. To the south west of the subject site is Lot 531 (No. 37) Country Club Boulevard, Connolly, which contains the Joondalup Resort Club House. These two lots provide a substantial physical separation to the residential zoned land surrounding the golf course.

The subject site measures approximately 4.8 hectares surrounded on all sides by the Joondalup golf course and associated facilities as noted above.

2.3 Existing Road Network

The subject site is provided with access to the public road in the south west corner. Country Club Boulevard links the subject site to Hodges Drive which provides direct access to the Joondalup City Centre. Hodges Drive also links to Marmion Avenue, Ocean Reef Drive and the Mitchell Freeway which provide good vehicle access from the subject site to surrounding attractions and amenities.



The surrounding road network classed under the Main Roads Functional Road Hierarchy:

- Country Club Boulevard – is a single carriageway Local Distributor Road.
- Hodges Drive – is a dual carriageway road which is nominated as a Distributor A Road under the Main Roads Functional Road Hierarchy and is an 'Other Regional Road' under the Metropolitan Region Scheme.
- Marmion Avenue - is a dual carriageway road which is nominated as a Distributor A Road under the Main Roads Functional Road Hierarchy and is an 'Other Regional Road' under the Metropolitan Region Scheme.
- Kwinana Freeway – is a primary distributor Main Roads Functional Road Hierarchy and is an 'Primary Regional Road' under the Metropolitan Region Scheme.

Under the Main Roads Functional Road Hierarchy, the roads above are likely to exhibit a range of characteristics with the key matters relating to capacity and traffic speed summarised below:

- A Local Distributor Road has a capacity to carry up to 6,000 vehicles per day, these generally have a speed limit of 50km/h to 60km/h as they are in built-up residential areas
- District Distributor A road have the capacity to carry more than 8,000 vehicles per day. District Distributors generally operate at desired speeds between 60-80kms per hour.
- A Primary Distributor is estimated to have an Average Annual Weekday Traffic count of between 20,000 and 25,000 vehicles per day. Primary Distributors can have speeds of between 60km/h and 110km/s depending on design characteristics.

2.4 Existing Traffic Volumes

Existing traffic volumes for Country Club Boulevard are not available from the Main Roads Metropolitan Traffic Digest (the Digest). A request has been lodged with the City for existing data for Country Club Boulevard. The City has noted this is available however the data is approximately 12 years old and it is a general requirement for a TIS to use traffic data which is no more than 4 years old. In this respect it is noted that there is unlikely to have been any substantial changes to the traffic numbers along Country Club Boulevard in the past years for the following reasons:

- The Joondalup golf course commenced operations in 1985 and the second stage was operational in 1988.
- The Joondalup resort has been operating on the subject site since 1996 when the first stage was completed.



- Many of the surrounding dwellings in the suburb of Connolly were constructed in the 1980's and 1990's. While some of the traffic from the surrounding dwellings is likely to use Country Club Boulevard, it is noted that there are multiple roads in the area which provide access to higher order roads such as Hodges Drive to the south and Shenton Avenue to the north.

It is understood that Country Club Boulevard currently accommodates substantially less than 6000 vehicles per day and therefore is operating within the anticipated capacity for a Local Distributor Road. In April 2020, the Metro North West Joint Development Assessment Panel (as it was known at the time), considered a Development Application for Multiple Dwellings at Lot 407 (3) Glenelg Place, Connolly, (DAP Ref: DAP/19/01696). In response to concerns raised regarding traffic the RAR prepared by the City noted the following:

- *The applicant has provided a Traffic Impact Statement in accordance with the requirements of DPLH's Transport Impact Assessment Guidelines Volume 4 – Individual developments. The applicant is not required to provide data on current traffic volumes;*
- *Country Club Boulevard is designated by Main Roads WA as a 'local distributor' road in accordance with the Road Hierarchy for Western Australia which has a desirable traffic volume of up to 6,000 vehicles per day. There is adequate capacity within the surrounding road networks to support the development.*

Given above, it is not proposed to provide updated traffic counts for Country Club Boulevard as part of this TIS however it is understood this may be required as part of a TIA lodged as part of any future development application.

Data obtained from MRWA indicates Hodges Drive west of Country Club Boulevard carries approximately 11,500 vehicles. This number has been relatively stable between 2019/20 to 2023/24 with a maximum number of 11,590 and a minimum of 11,340. These traffic volumes are consistent with the expectations for District Distributor roads which are capable of accommodating more than 8,000 vehicles per day.

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3. Vehicle Access and Parking

3.1 Existing Land Uses and Access Arrangements.

The subject site contains a wide range of amenities including the Joondalup Resort Hotel which contains approximately 70 hotel rooms, wedding and conference facilities, and multiple food and beverage outlets as well as the associated car parking and supporting infrastructure. Access to the Joondalup Resort Hotel is provided via the existing single carriageway Country Club Boulevard.

The Joondalup Resort Golf Course is located at Lot 531 Country Club Boulevard and contains the club house and other associated facilities including car parking. Access to the Joondalup Resort Hotel is also provided via a single existing crossover to the single carriageway Country Club Boulevard. Joondalup Resort Hotel, the golf club and the other facilities act as a regional attractor bringing people to it to experience the high quality golf course and high quality hospitality offer.

The Joondalup Resort hosts events throughout the year including New Years Eve celebrations. The Joondalup Resort operators are skilled at accommodating additional traffic as part of these events employing a range of traffic management techniques including the use of temporary car parking on the driving range to accommodate additional vehicles.

3.2 Proposed Access Arrangement

The LDP aims to facilitate residential uses on the subject site in locations which are currently vacant or underutilised. Access to the proposed residential uses will be obtained via the existing access point on Country Club Boulevard and through the existing car park. The proposed access points are show on the LDP.

3.3 Proposed Vehicle Parking

The LDP aims to facilitate future residential development on the subject site. While detailed designs of the future buildings are yet to take place, it is expected that resident and visitor parking will be located within the future building footprint in accordance with the requirements of the Residential Design Codes and designed to meet relevant Australian Standards. This will ensure the future residential development does not negatively impact on the operations of the Joondalup Resort

It is anticipated that further detail in relation to the future residential and visitor parking will be provided as a part of a future development application and supported by a Traffic Impact Assessment.



3.4 Service Vehicles

The existing Joondalup Resort operations are serviced by private waste collection vehicles. Other service vehicles such as emergency services can access the site via the existing road network and car park.

It is expected that waste collection will be in a safe and convenient location in accordance with the requirements of the Residential Design Codes and any relevant local planning policies and designed to meet relevant Australian Standards.

It is anticipated that further detail in relation to the future waste management and emergency vehicle access will be provided as a part of a future development application and supported by a Traffic Impact Assessment.



4. Traffic Volumes

4.1 Overview

The Transport Impact Assessment Guidelines (the Guidelines) provide guidance for land use planners and transport planning professionals, when considering land use development. The Guidelines are applicable at all stages of development from scheme amendments to individual development applications.

As noted above, the subject site and the surrounding lots contain a wide range of land uses associated with the Joondalup Resort, including the Hotel, Golf Course, Wedding and Function Centre and food and beverage outlets. All these uses are provided with access to car parking, with approximately 145 bays provided on the Golf Course, 223 for the Joondalup Resort and 37 for staff.

The proposed LDP aims to facilitate residential land uses on the subject site. It is anticipated that the Residential development will generate at different times to the existing land uses on site and as such will not have an impact on the existing road network. Despite this, it is acknowledged that a detailed assessment of transport matters will be required prior to the approval of any future development application for residential development on the subject site in accordance with the Guidelines.

4.2 Existing Trip Generation

As noted above a range of land uses currently exist on the subject site, including various food and beverage uses and accommodation. Using the Trip generation Rates provided in Table 1 of Volume 5 of the Guidelines an indicative trip generation is provided below. In preparing this table we have taken a cautious approach and treated the Hotel Accommodation as per the residential land use. We have also treated the food and beverage spaces as 'Retail – Food' as these generate the highest trip numbers. It is noted Table 1 below relates only the existing uses on the subject site and does not include the Joondalup Golf Course on the surrounding site.

Table 1 – Trip Rates from Existing Use

Land Use	Indicative Dwelling Numbers/GFA	AM Peak (Total)	PM Peak (Total)
Residential	70	0.8 (56)	0.8 (56)
Retail (Food)	3,500	2.5 (86)	10 (350)



4.3 Anticipated Additional Trip Generation

The concept plans presented to the DRP indicated approximately 130 dwellings will be provided on the Residential Site. Up to approximately 60 dwellings could potentially be located on the Hotel site. Based these indicative numbers, the anticipated vehicle movements vehicle trip rates are noted below. These have been determined using the Residential trip generation rates provided in Table 1 of Volume 5 of the guidelines.

Table 2 – Additional Trip Generation

Land Use	Indicative Dwelling Numbers	AM Peak (Total)	PM Peak (Total)
Residential	190	0.8 (152)	0.8 (152)

In accordance with Figure 2 of the Guidelines, individual developments which are anticipated to generate more than 100 trips during peak hour are required to be supported by a Traffic Impact Assessment (TIA). Subject to the approval of this LDP, this will be appropriately addressed at the future development application stage.

4.4 Implications

The future traffic volume facilitated by this LDP is likely to be relatively low in the context of the existing uses and surrounding uses. This additional traffic is therefore likely to have negligible impact on adjacent roads and intersections. On this basis it is considered the LDP can be approved by the City noting a detailed TIA will be provided in support of any future DA for residential development on the subject site.



5. Active Transport

5.1 Pedestrian Access And Facilities

The subject site is not currently serviced by a pedestrian footpath which leads to the property boundary. The existing pedestrian footpath along Country Club Boulevard, runs along the eastern side of the street and links to Hodges Drive in the south however this ends approximately 30 metres from the property boundary. This footpath provides safe and convenient access to local amenities including the local shopping centre.

Pedestrians are provided for within the subject site and surrounds by a series of footpaths which link the golf course and the various hotel and hospitality offerings.

5.2 Cycle Access and Facilities

The subject site is identified as being close to several cycling routes which are shown on the Department of Transport Comprehensive Bike Maps as described below:

- Fairway Cir leading east from the subject site, is noted as being an 'other shared path'. This provides direct access to the Principal Shared Path along Mitchell Freeway and direct access to the Joondalup City Centre.
- To the west of the subject site Fairway Cir is nominated as an 'other shared path' which leads to the Continuous Signed Route NW1. This path provides access to a range of amenities to the north and south of the subject site.
- Country Club Boulevard is nominated as a good riding environment.

The subject site has good access to surrounding bicycle paths which can assist in encouraging cycling in the area particularly for local trips. Any future residential development on the subject site will be provided with bike parking for residents and visitors as per the requirements of the Residential Design Codes.

5.3 Public Transport

The subject site is serviced by a local bus route and is also within short drive or cycle to the Joondalup Train Line as described below

Bus Route 462: This bus route services the south western suburbs of Joondalup connects the site to Joondalup and Padbury Train Stations. The bus route is located within 800m of the subject site with the closest stop No.17923 being located along Hodges Drive.

Joondalup Train Service: The subject site is located approximately 3km from the subject site.

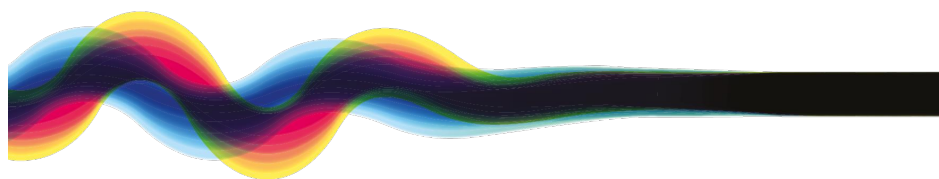
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6. Conclusion

This Traffic Impact Statement has considered, at a high level, the transport related aspects of the proposed Local Development Plan including the existing and proposed land uses, the existing traffic conditions, access, car parking, public transport, pedestrian movements and cycle facilities.

From this review, the future development facilitated by the LDP can be accommodated by the local road network without any modification. Further, the future development is unlikely to result in any safety impacts.

A more detailed Traffic Impact Assessment will be provided at the individual development application stage subject to the approval of this LDP.



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The proposed LDP has been considered by the City of Joondalup Design Review Panel (DRP) on two separate occasions being 21 February and 15 May of 2024. On each occasion the DRP outlined the strengths of the proposal and recommended matters for further consideration. The DRP provided a detailed assessment of the proposal against the 10 Design Principles contained in SPP 7.0. The recommendations of the DRP have been considered by the project team in the preparation of the LDP.

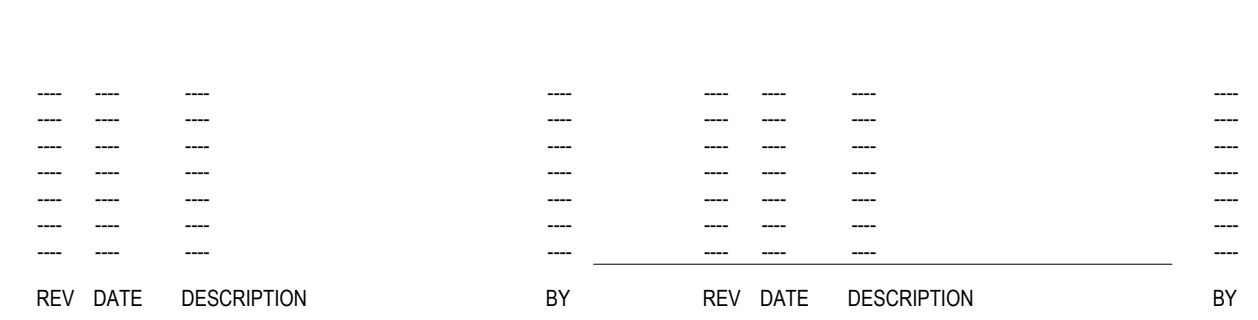
A response to the key comments from the May 2024 DRP comments is provided in the table below.

Table 1 - Response to Joondalup Design Review Panel comments.

Key Design Review Comments	Applicant response
<p><i>Following DR2, the proposal has the following design strengths:</i></p> <ul style="list-style-type: none"> • Updates to the design are largely supported, although note the comments in the evaluation on suggested improvements. • The LDP is an ideal opportunity to link the supported architectural concept (from DR1) with planning provisions. At this initial stage the draft LDP provisions on building separation and the desired tiered form read well. 	Noted
<p><i>The Panel recommends:</i></p> <p><i>Updating the draft LDP to include the objectives for the design vision, stronger development controls and relevant metrics to 'guarantee' the desired design quality outcomes (refer to comments in Principle 1: Context and Character).</i></p>	<p>The LDP provides a range of Design Objectives which are to be satisfied as part of the consideration of future development applications.</p> <p>While the design quality cannot be 'guaranteed' as a part of the LDP process, these objectives clearly convey the expectations for future residential development on the subject site.</p>
<p><i>Evolving the Joondalup Resort masterplan and enshrining fundamental design principles in the LDP that relate the existing uses with the new development on sites A and B.</i></p>	<p>The proposed LDP shows the relationship between the existing Joondalup resort, the car park and the proposed residential buildings. It provides indicative locations for future access points for pedestrians and vehicles ensuring the existing uses will have a strong relationship with any future residential development.</p>
<p><i>Spatial allowance for planting and sustainability of trees on the podium deck.</i></p>	<p>The perspective views and the design objectives particularly 9a and 9b note the intent for the podium deck to accommodate high quality landscaping.</p>
<p><i>Balancing the articulation of the massing of the two towers with the original strong horizontal design language.</i></p>	<p>The perspective views included in the LDP show the intent to break down the building bulk and scale horizontally and vertically, using a range of materials and finishes and design response including stepping the building to merge it into the surrounding golf landscape.</p>
<p><i>Understanding the impact of the stair cores on the design and the possibility of rationalisation.</i></p>	<p>A range of approaches to the stair cores has been considered by the project architect. This will be the subject of future refinement and consideration at the Development Application stage.</p>
<p><i>Screening of back of house areas and services from view of publicly accessible areas.</i></p>	<p>The location of back of house areas and services has been considered by the project architect. This will be the subject of future refinement and consideration at the Development Application stage.</p>
<p><i>Embedding sustainability performance targets in the LDP.</i></p>	<p>The design objectives in the LDP note the need to deliver an innovative response to sustainability. This will be the subject of further detail at the DA stage.</p>

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	The building concepts have been designed with facades shaded in line with the orientation, high level of cross ventilation, good access to open space and provide for a range of dwelling sizes. Each of these contribute to the social, economic and environmental sustainability of the future residential buildings.
<i>Canopies for the pedestrian paths on the podium level.</i>	This will be the subject of future refinement and consideration at the Development Application stage. It is anticipated that the landscaped deck podium will be available to the resort guests and residents within the estate and street furniture, lawn areas and play areas will be provided.
<i>Legible and safe movement of residents and visitors (as pedestrians and in vehicles) to the proposed development and throughout the structure.</i>	The proposed LDP shows the location of key access points for vehicles and pedestrians ensuring there will be safe and legible movement in the future.
<i>Improving the design and materiality of the townhouses and uppermost penthouses on both towers to better align with the organic architectural language of the towers.</i>	It is anticipated the finishes and materials of the building will be inspired by the golf course featuring render, limestone and timber. This will be the subject of future refinement and consideration at the Development Application stage.
<i>Considering successful precedence examples of biophilic buildings such as Park Royal Pickering, Singapore.</i>	The proposed LDP includes a range of perspectives which show the integration of landscape with the building. This will be the subject of future refinement and consideration at the Development Application stage.



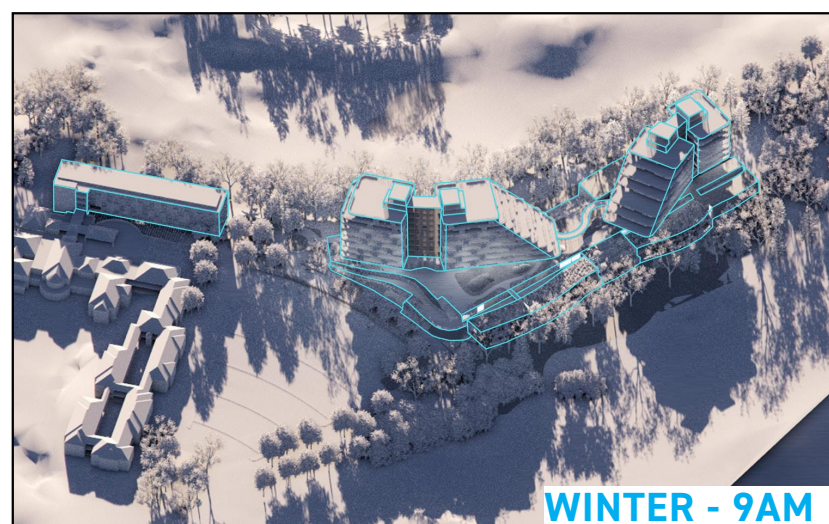
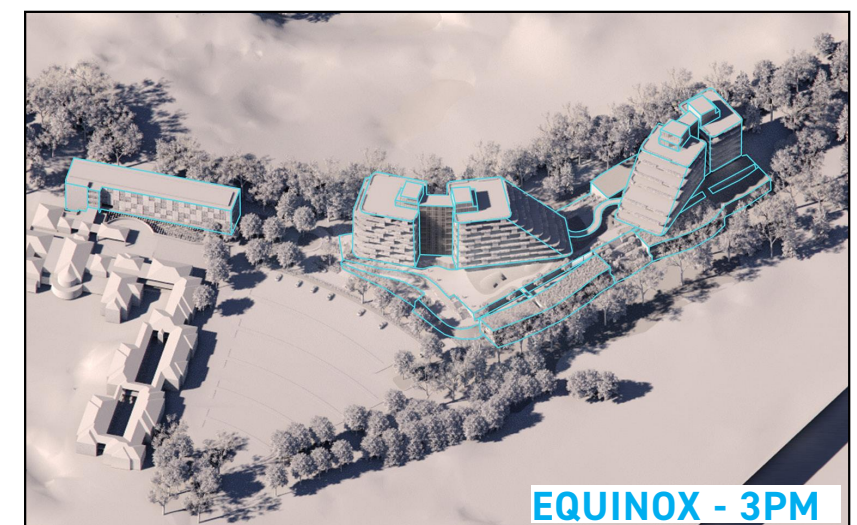
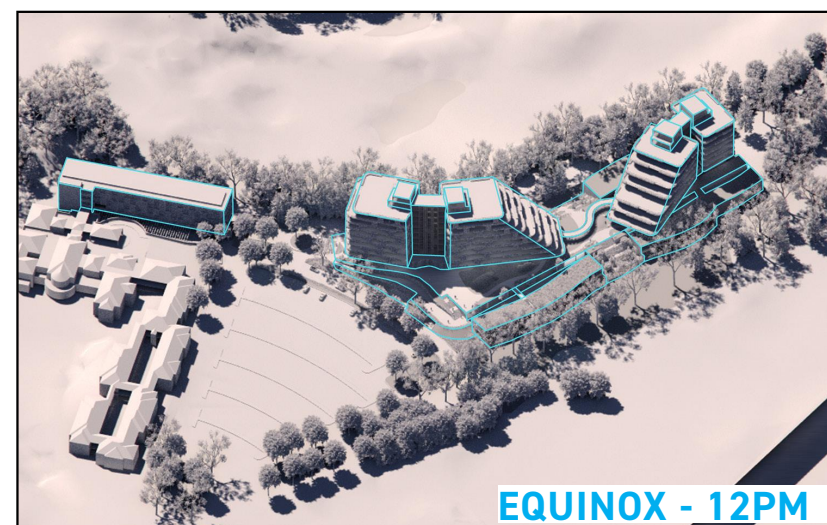
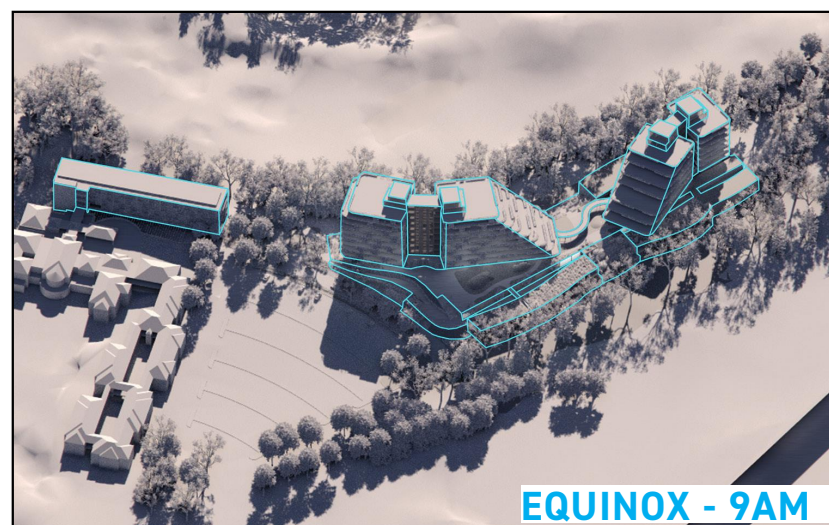
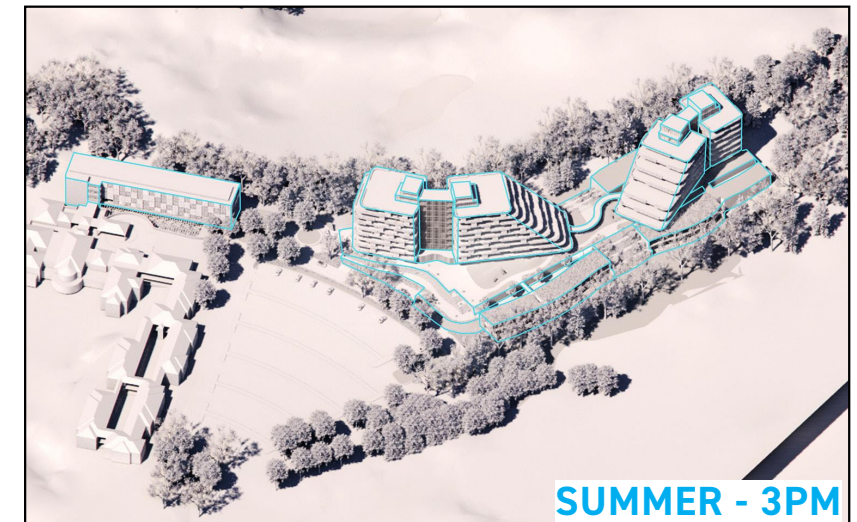
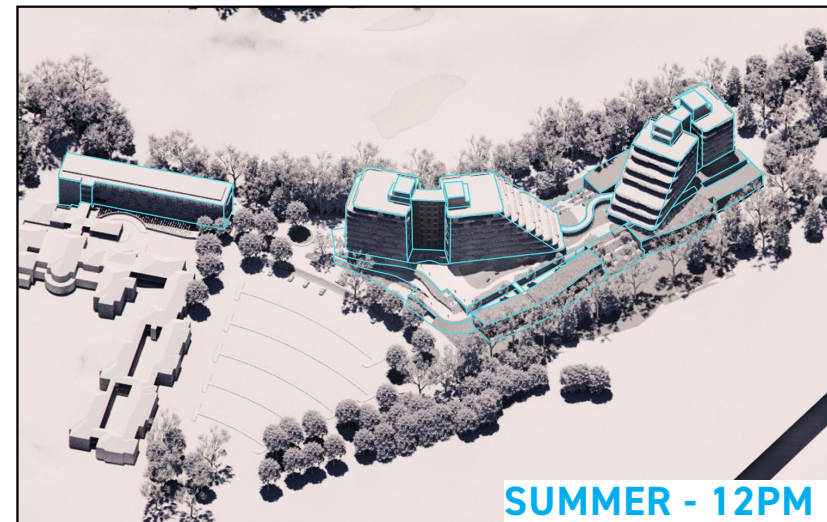
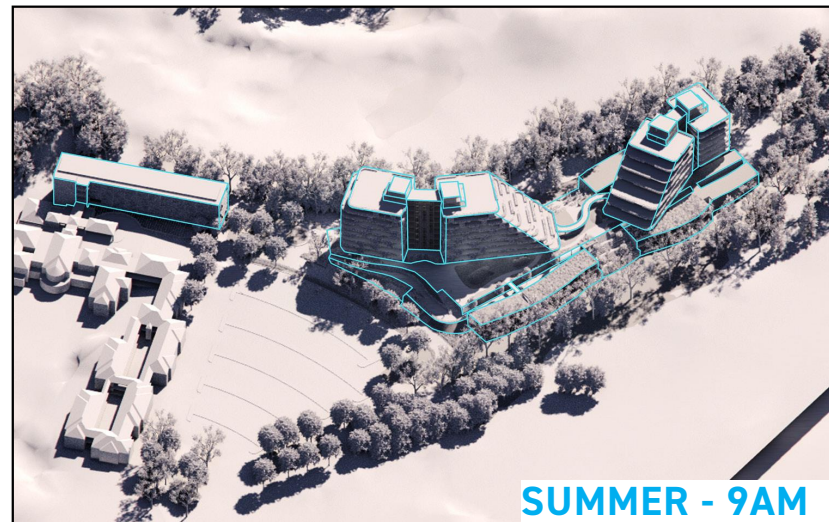
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JOONDALUP RESORT_LDP

Revision

CHRISTOU

ARCHITECTURE / URBAN DESIGN / INTERIOR DESIGN

Shadow Studies



Prepared for Joondalup Resort
21.02.2025

Issue theme:	Issues raised:	Applicant response:	City comments:
Building height	<ul style="list-style-type: none"> The proposed building height is inconsistent with established residential character in Connolly. The proposed building height will adversely impact visual amenity for existing residences in Connolly. The proposed building height will adversely impact established views of the natural landscape throughout the golf course. The proposed height will result in a development bulk and scale which will adversely impact existing residences. The 150m setbacks to adjoining properties is not sufficient to justify the height proposed. Some community support provided for development of a smaller scale on the site which is restricted to a reduced height and preferably below the existing tree line. 	<ul style="list-style-type: none"> It is acknowledged that the proposed LDP aims to facilitate future residential development which is different to the existing residential character of Connolly in terms of height and scale. The proposed LDP aims to facilitate a high quality future development which responds to the site conditions and minimises any potential impacts. Clause 2.7 – Building Separation of the Residential Design Codes (the R-Codes) notes that: <i>The spacing between buildings influences the character of a location and the physical conditions of the built environment, as well as the amenity of individual residences by improving access to outlook, visual privacy, daylight and ventilation. As buildings get taller, it is important they have more separation to achieve these outcomes.</i> Under Table 2.7 – Building Separation of the R-Codes a minimum distance of 12 metres to the adjoining property boundary is required where a building height exceeds 9 storeys to minimise building bulk. The proposed LDP provides a minimum separation distance of approximately 170 to the closest residential property with many dwellings located more than 200 metres from the site. These dwellings are separated from the subject site by the fairways and landscaping of the golf course, providing a high amenity visual buffer. The proposed LDP requires separation between the buildings on site A which will further break up the building bulk and scale and minimise any amenity impact on the nearby residential dwellings. The proposed separation from the subject site to the surrounding properties ensures the LDP facilitates development which can meet the Acceptable Outcomes and the Element objectives of the R-Codes. 	<p>The indicated maximum allowable heights included within the draft LDP for Sites A and B when assessed in relation to the site context, separation to adjoining residential development and built form provisions and objectives, is considered to respond appropriately to the unique nature of the location. The separation of the proposed development from the adjoining residential land uses provides for a unique opportunity for a development response which deviates from the established low-density developments in the broader Connolly suburb given the established amenity on site and the reduction in bulk and scale to adjoining residential lots which is provided by the large setbacks given the location of the golf course. The established tree line surrounding the development sites provides for an additional softening of the impact of any future development and the built form controls included in the draft LDP ensure a split tower design which is scaled back in size as height increases to contribute to a reduction in the overall impact of the proposed maximum allowable height.</p>
Visual privacy	<ul style="list-style-type: none"> The height of the development will result in a loss of privacy for existing residences with outdoor living areas adjacent to the golf course. 	<ul style="list-style-type: none"> Clauses 2.7 Building Separation and Clause 3.5 Visual Privacy of the R-Codes combine to provide guidance in relation to visual privacy for adjoining landowners. These provisions require a minimum distance of 12 metres to the adjoining property boundary is required where a building height exceeds 9 storeys to ensure an appropriate level of visual privacy. Due to the site location, significant separation of over 170 metres is provided between the subject site and the residential dwellings on the other side of the golf course. This separation ensures the LDP facilitates development which can meet the Acceptable Outcomes and the Element objectives of the R-Codes 	<p>The draft LDP applies the R-Codes Volume 2 to any future residential development on the lot. As such any development application lodged for multiple dwellings on the lot will be subject to assessment against the visual privacy standards outlined in the R-Codes Volume 2. These standards apply minimum setback and screening requirements based on a cone of vision, floor height and the room type. The largest minimum setback requirements applicable under the R-Codes is 12 metres to an adjoining property boundary. Given the established setbacks to adjoining residential properties created by the golf course, visual privacy requirements would be satisfied for any proposed development.</p>
Overshadowing	<ul style="list-style-type: none"> The proposed LDP does not include any overshadowing diagrams to indicate the impact on adjoining properties. 	<ul style="list-style-type: none"> Under Clause 3.2 Orientation of the R-Codes, buildings should be designed to ensure they overshadow less than 25% of adjoining properties coded 25 or less on 21 June. Based on the proposed LDP provisions, which note a maximum building height of 80 metres, the total length of shadow cast at midday on will be approximately 125 metres. The dwellings to the south are located more than 170 metres from the subject site and therefore it is anticipated that these will not be impacted by overshadowing from a future building. The project architect has prepared indicative Overshadowing Study based on concept plans for the subject site. The Overshadowing Study demonstrates that there will be no overshadowing of residential dwellings caused by a future development. 	<p>Given the location of the subject site, overshadowing will impact the golf course fairways, or the established resort facilities, therefore overshadowing will not impact adjoining residential development.</p>

		<ul style="list-style-type: none"> Detailed overshadowing drawings will be provided at the Development Application (DA) stage in support of any proposal. 	
Transport	<ul style="list-style-type: none"> The development will result in excessive vehicle numbers on the established local road network. Traffic counts included in the TIS provided are out of date and therefore not relevant. Further transport impact analysis with updated traffic counts should be undertaken to inform the proposed LDP. Access to existing public transport from the Joondalup Resort is poor and will therefore exacerbate traffic issues. Concern over noise and amenity impacts of additional traffic on Country Club Boulevard. Concern over the capacity of Country Club Boulevard to handle additional traffic given it is narrow and comprises two single lane of traffic in either direction. Safety concerns for traffic conflicts between additional vehicle movements created and pedestrians using local roads including students walking/riding their bikes to school. Safety concern for golfers crossing the access road when using the course. Question as to whether any road or pedestrian infrastructure upgrades will be undertaken to facilitate the development. 	<ul style="list-style-type: none"> The proposed LDP is supported by a Traffic Impact Statement (TIS) which provides a high level overview of the transport and traffic matters relating to the site. The TIS indicates that current traffic counts are not available. It notes that the traffic numbers in the area are unlikely to have changed substantially in the past 12 years since the most recent count due to a range of factors. For these reasons updated traffic counts are not warranted in support of the proposed LDP. A detailed Traffic Impact Assessment (TIA) will be required to be submitted in support of any future development application. This may include updated traffic counts. The TIA is likely to cover a range of issues including the capacity of the road to accommodate the proposed traffic and potential management measures to address safety issues. No road or pedestrian upgrades have been identified as being necessary to support the proposed development at this stage. 	<p>The Transport Impact Assessment guidelines does not set out any requirement for transport information to be provided for a Local Development Plan. Notwithstanding this, a Transport Impact Statement has been provided with the draft LDP which is considered sound in its findings, subject to a full detailed Transport Impact Assessment (TIA) being provided as part of any future development application.</p> <p>In accordance with the Transport Impact Assessment Guidelines a TIA is required to be provided for any development application with greater than 100 vehicle trips generated in the peak hour. As such any future development application over the site which exceeds this requirement would require a TIA to be provided. This assessment will identify the appropriateness of the local road network to accommodate any future proposed development on the subject lot and would include any recommended transport infrastructure upgrades as part of that process.</p>
Car parking	<ul style="list-style-type: none"> Concern that the number of car parking bays provided for residential units will be insufficient and would result in parking issues for the overall site. Potential for existing car parking issues at Joondalup resort to be exacerbated by a development of this scale. 	<ul style="list-style-type: none"> The proposed LDP does not detail the number of car parking bays to be provided on site. The R-Codes sets out the car parking standards for residential development and this is anticipated to be addressed as part of any future DA. The proposed LDP does not propose to remove any of the existing car parking for the Joondalup Resort. The TIA submitted as part of any future DA will be likely to provide an overall analysis of existing and proposed car parking numbers and identify parking management strategies to deal with peak parking demand. 	<p>The draft LDP applies the R-Codes Volume 2 to any future development on the lot. As such any development application lodged for multiple dwellings on the lot will be subject to assessment against the parking standards outlined in the R-Codes Volume 2. These standards apply minimum parking requirements based on location and the dwelling size.</p>
Tree canopy	<ul style="list-style-type: none"> The LDP does not provide clear tree retention information for the established mature trees surrounding the subject site. Preference is for this information to be included in the LDP. A tree retention strategy should be included with the LDP. Any outcome where loss of mature trees on the site or golf course is not supported by the community. Concern regarding heat island impacts of any mature tree removal. 	<ul style="list-style-type: none"> The proposed LDP aims to facilitate development within the subject site only. It is acknowledged that several trees on site will be required to be removed from site to accommodate a future development. Despite this the design intent is to retain several trees on the subject site as demonstrated on the Tree Canopy Plan prepared by the project architect. The concept plan for the subject site includes a two storey podium level with gaps in the car parking to allow the trunks to protrude through it. This will allow for natural light into the car park and for cross ventilation. This will be subject to detailed design work and the recommendations of the arborist report at the DA stage The intent is for the existing trees outside of the subject site to be retained and protected as far as possible. It is likely a detailed site survey and high level arborist report may be provided as part of any future DA to demonstrate how the buildings can be designed to accommodate some of the existing trees on site and to minimise the impact on existing mature trees outside of the subject site. A landscaping concept plan will also be provided as part of any future DA. 	<p>The draft LDP applies over two sites on Lot 535 (45) Country Club Boulevard, Connolly. Information has been provided in relation to tree removal and retention anticipated as part of any future development on the subject land. The majority of the trees in proximity to the proposed development are located on adjoining Lot 1 (39) Country Club Boulevard, Connolly (the gold course) which is not subject to the draft LDP. this information indicates the trees on the adjoining golf course lot are not intended to be removed to accommodate the proposed development.</p> <p>The draft LDP applies the R-Codes Volume 2 to any future residential development on the lot. As such any development application lodged for multiple dwellings on the lot will be subject to assessment against the tree canopy requirements outlined in the R-Codes Volume 2. These standards include minimum tree planting and deep soil area requirements, inclusive of provisions relating to the retention of mature trees on site.</p>
Environmental impacts	<ul style="list-style-type: none"> Concern that there has been no environmental site survey or impact report undertaken. 	<ul style="list-style-type: none"> This level of detail is outside of the scope and purpose of the proposed LDP. 	<p>The draft LDP applies to two sites (A and B) on the subject lot. Site A is currently comprised of a vacant portion of land, tennis courts, a storage shed, a car park and landscaping. Site B is currently</p>

	<ul style="list-style-type: none"> • Preference for environmental impact study to be undertaken for the site. • Concern over implications for wildlife, particularly Carnaby cockatoos which have been seen nesting in the adjacent trees and kangaroos which live on the golf course. • Implications of noise, light and air pollution as a result of the development and the implications for wildlife. 	<ul style="list-style-type: none"> • The intent is for the existing trees outside of the subject site to be retained and protected as far as possible. • Detailed information regarding lighting can be provided as part of any future DA. 	<p>comprised of an existing car park. Information relating to tree retention indicates the removal of a small number of trees on Site A as a result of future development. It is not considered this proposal will have a significant environmental impact given the existing condition of the subject sites and that the LDP proposes to maintain the majority of the established trees on the surrounding golf course. The City does not agree that an environmental impact study is required.</p>
Local infrastructure	<ul style="list-style-type: none"> • Concern that established service and community infrastructure will not be able to accommodate the population increase resultant from a development of this scale. Areas of concern include: <ul style="list-style-type: none"> ○ Water, power, gas, NBN infrastructure ○ Roads ○ Public transport ○ Schools 	<ul style="list-style-type: none"> • This level of detail is outside of the scope and purpose of the proposed LDP. • The future development facilitated by this LDP is not expected to generate a requirement for upgrades to roads, public transport or schools however some upgrades to existing services may be required. 	<p>Consideration of infrastructure upgrades required to support future development is undertaken as part of a future development application wherein detail relating to the specifics of the development are known.</p>
Impact on open space	<ul style="list-style-type: none"> • Concern regarding the impact of the additional population increase on the established provision of public open space in Connolly. • Resident concern that Connolly already has limited public open space given the golf course is privatised and additional population will result in over-use of the established public open space. • Concern that the proposed development will not include any provision of public open space to address this shortfall and to cater for the additional population. 	<ul style="list-style-type: none"> • The provision of public open space is outside of the scope and purpose of the proposed LDP. • Any future apartment development on the subject site will be required to provide communal open space in accordance with the relevant requirements of the R-Codes. • It is anticipated that future occupants of the apartments may have access to the recreational facilities at the Joondalup Resort, minimising the impact on the existing public open space in the surrounding suburbs. 	<p>The draft LDP is proposed over land which is privately owned in an area of high public amenity. There is no requirement for the development to provide any additional public open space beyond what is existing within the area.</p> <p>As outlined in the applicant's report, and response, it is anticipated that future occupants will have access to the Joondalup Resort facilities, promoting the use of on-site amenities.</p> <p>Notwithstanding, any future dwellings proposed will also be assessed against the communal open space provisions of the R-Codes Volume 2, providing additional on-site amenities for the future residents.</p>
Bushfire evacuation	<ul style="list-style-type: none"> • Concern over one way entry and exit in the event of a bushfire. • Additional population will impact the ability for timely evacuation in the case of a fire on the golf course. 	<ul style="list-style-type: none"> • The subject site is not within an area designated as bushfire prone on the Department of Fire and Emergency Services Map of Bushfire Prone Areas. As such, a Bushfire Attack Level (BAL) Assessment is not required in accordance with <i>State Planning Policy 3.7 -Planning in Bushfire Prone Areas</i> (SPP 3.7). • An evacuation plan is not required under the planning framework. 	<p>The subject lot is not located within a bushfire prone area and is therefore not subject to assessment against the provisions of State Planning Policy 5.4 – Planning in a Bushfire Prone Area.</p>
Impact on the operation of the golf course	<ul style="list-style-type: none"> • Concern over the implications on the use of the golf course during construction given the constrained site and development up to the boundaries. • Additional population will likely put strain on existing resort facilities. • Concern over golf ball impacts into development once constructed. 	<ul style="list-style-type: none"> • Operational matters relating to the golf course and the Joondalup resort will need to be managed by the operators of the site during the construction phase and following the occupation of the future dwellings. • This is outside of the scope of the LDP. 	<p>Not a valid planning consideration.</p>
Construction concerns	<ul style="list-style-type: none"> • Noise during construction. • Traffic during construction. • Vibration from construction. • Dust from construction. • Health impacts for the community. • Concern staged approach could prolong construction periods. • Traffic and parking disruption during construction. 	<ul style="list-style-type: none"> • Amenity concerns relating to future construction can be managed via an appropriate condition of approval on any future development approval. 	<p>Any future development approval over the site will be subject to a construction management plan to manage amenity impacts to surrounding landowners during construction.</p>
Property values	<ul style="list-style-type: none"> • Concern that the proposed development will adversely impact property values in Connolly. 	<ul style="list-style-type: none"> • The impact on property values is not a valid planning matter. 	<p>Not a valid planning consideration.</p>
Scale of development relative to the location	<ul style="list-style-type: none"> • Concern the proposed scale and number of additional dwellings is not strategically co-located with transport nodes, amenities or activity centres. • Smaller intensity of development would be more appropriate. 	<ul style="list-style-type: none"> • The proposed LDP aims to facilitate a high quality residential development on the subject site within a locality with high amenity which provides an alternative to existing and proposed apartments on major roads or within urban locations. • Future occupants are likely to have some access to the facilities at the Joondalup Resort, including the golf course and various food and beverage outlets. • A range of facilities are located within a short distance of the subject site including the commercial offerings at the Connolly Shopping Centre. 	<p>The subject lot was identified as being an appropriate location for multiple dwellings given its large size, has large separation from surrounding residential development and adjoining amenity provided by the Joondalup Hotel facilities on site. In recognition of the unique nature of the site, residential land uses were considered to be complementary to the existing hotel and serviced apartment uses.</p>

		<ul style="list-style-type: none"> The site is well served by the existing road network which provides access to various public transport options as outlined in the TIS. 	
Community benefit	<ul style="list-style-type: none"> Concern there is no community benefit proposed as part of the LDP to offset the loss in amenity to surrounding residents. 	<ul style="list-style-type: none"> There is no community benefit proposed as a part of this proposed LDP. Any future built form on the site, facilitated by this proposed LDP can be accommodated with minimal impact on the amenity of the surrounding properties. 	The draft LDP seeks to establish a framework to facilitate future development of the subject site. Accordingly, and pursuant to Clause 2.8 of the R-Codes Volume 2, the application does not seek to vary any existing controls or requirements for additional development potential. Therefore, no community benefit provisions have been proposed.
Precedent	<ul style="list-style-type: none"> Concern that allowing for this scale of development will create a precedent for other developments of this nature in the area/similar areas. 	<ul style="list-style-type: none"> This proposed LDP will not create a precedent, noting that this is a site specific provision (to enable the preparation of an LDP) under the City's local planning scheme. Any future development application will need to be considered on its merits based on the site context and planning framework. 	Any future proposed local development plan or development application in the locality would be assessed independently and in accordance with the applicable planning framework.
Legitimacy of the perspectives	<ul style="list-style-type: none"> Concern that the architectural perspectives included with the LDP are misleading and do not accurately represent the visual impact of the development. 	<ul style="list-style-type: none"> The architectural perspectives have been prepared by an experienced architect to provide an indication of a potential built form outcome which may be accommodated by this proposed LDP. Any future DA is likely to be supported by updated drawings and perspectives which will assist to demonstrate the visual impact of the proposed built form. 	The perspectives do not form part of the LDP however are considered to be of assistance in demonstrating a future built form outcome and visual impact.

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

Support	77
Comment	17
Object	539
Total	633

NO.	COMMENT
1	<p>Oppose No way! This would change our relaxed suburbs forever and there is no way our roads can support the amount of traffic this would bring.</p>
2	<p>Oppose The traffic studies is at a desktop level and insufficient. Common sense indicates that the current roads in and out will not accomodate the number of dwellings proposed. Additionally the 14 Storey development does not support the local community but benefits the property developers while diminishing the environment and visual aesthetics of the suburb and surrounds. Additionally no noise pollution studies have been considered in the construction of this development and the impact on the local community during this phase.</p>
3 & 176	<p>Oppose The size and height of this project is way too big and imposing for the area. I don't oppose a development but I strongly oppose the size especially the height. 14 stories is extreme for this area. Also 190 residences would seem to have a major affect on traffic as well. I would request that this development be more in keeping with the current resort development with no more than 2 stories.</p> <p>Oppose (submission 176) I don't have a problem with a development but I would wish it more in keeping with the suburban surroundings. It is very large and imposing on our peaceful beautiful suburb</p> <p><i>NB: Submissions 3 & 176 were submitted by the same person. Both comments have been provided.</i></p>
4	<p>Support Love what you're doing. Please keep it up!</p>
5	<p>Oppose I strongly oppose the following proposed planning proposal number 111922 local development plan 45 Country Club Boulevard, Connolly, as below: Site A – proposed 6 storeys – strongly oppose Site B – proposed 14 storeys – strongly oppose This will have a huge impact on us directly by having 6 and 14 stories of high density housing looking into our backyards as well as being a huge eyesore to everyone living in Connolly. Come on City of Joondalup, do the right thing and reject this massive development. We do not want this type of high density housing getting built in Connolly!</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
6	Oppose Lack of infrastructure and increase in traffic volume around country club boulevard as only one exit road. View from our balcony would change
7	Oppose The height of these building will impact surrounding residential properties, reducing privacy. The height of these proposals will create an eyesore. This will also negatively impact the value of properties in Connolly.
8	Support We'd love the resort to be more like the Crown resort, more than happy to see development...just hoping they use some of the profits to reinvest back into upgrading the rest of the resort – in particular bars and restaurants to attract visitors and locals alike. We love being able to walk down the road for a coffee/drink/meal/golf, but it all definitely needs an upgrade. If the resort improves its attractiveness for visitors (and locals) and becomes a destination then it's a good thing for the local economy and community. Perhaps more visitors and residents would sustain the survival of a grocery store in Connolly once again! Development is scary and uncertain but also brings opportunity and a wider community. Not sure about others in community, but I'd rather we had an IGA or CoOp in the place of the Fyre restaurant. Perhaps part of the development negotiations should include a significant contribution from Joondalup resort to the Connolly shopping centre to develop a new grocery store. The community needs this.
9 & 207	Support An important development for the Joondalup Resort and the local business community. I look forward to its completion. Support (submission 207) Such a development will bring vibrancy and life to an old dying suburb. An increase in population will be a welcome uplift for the businesses at the shopping centre and the local school. This is a great opportunity for Connolly/Joondalup that should not be overlooked. <i>NB: Submissions 9 & 207 were submitted by the same person. Both comments have been included.</i>
10	Support Please don't let uneducated locals stop this development from happening
11	Oppose We have lived in Connolly for over 36 years and have seen high rise development proposals come and go. We still have our lovely suburb and see no reason for any high rise development here. We strongly oppose this proposal.
12	Support (no comments provided)
13	Oppose We do not want such a huge blot on our beautiful landscape. Smaller developments yes but a most definite NO! to the question of high-rise
14	Support Progress requires more people I would rather this than reducing size of sub divisible blocks. I support any movement to increase rate payers.


**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
15	Oppose We do not want such a huge blot on our beautiful landscape. Smaller developments yes but a most definite NO! to the question of high-rise. These are going to be an absolute eyesore and not in keeping at all with the environment
16	Oppose 14 story apartments will be too big for Connolly. Currently from my property I can see into the apartments in Joondalup. The properties should be no higher than 4 stories and would still supply enough housing/apartments. Connolly is a community and not the CBD. The planning is not thought out and far too big for our suburb.
17	Oppose What a terrible decision this would be if council agreed to such atrocities being built in such a lovely leafy suburb – so much in keeping with the area – NOT!
18	Oppose (no comments provided)
19	Support I think it would be great, although we do need some grocery shops to then support the additional dwellings
20	Oppose As an existing resident of Connolly, I oppose the height of the construction which would substantially alter the suburb. A maximum 8 storey building would be more acceptable and not impact house values in the suburb and result in less traffic, which would retain the suburb's safety and reputation as good for families with young children. The traffic report seems to state there would be no impact from increased traffic but this has not been substantiated in any way, as the data is wildly outdated. A development on the site has my broad support in principle otherwise.
21	Oppose 14 stories is too high. I'm not opposed to the Joondalup Golf course thriving as a business by investing in something the suburb may need, but not at the expense of our suburbs beautiful skyline. I think it needs to be revised at a more acceptable height of 6 or 7 stories.
22	Oppose The proposed structure does not fit the suburb outlook. It will overlook too many people's backyards and invade their privacy. Possible increase of crime due to population increase and reduced open space. Strongly oppose submission as it stands.
23	Oppose Totally inappropriate for the area
24 & 399	Neutral I understand the need for more housing and high rise developments but oppose the size and height of this development. The sheer size of this construction, (including two towers well above 10 stories) should it proceed, will imprint on the privacy and well being of not just neighbouring properties but the whole suburb! Thus become a huge eyesore to all who live in Connolly and the surrounding suburbs.

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
	<p>Oppose (submission 399) My following concerns... Height, will be a visual eyesore and totally out of character with the surrounding houses and suburb. Scale of the development will take several years and noise and large construction vehicles will impact traffic and noise to a very quiet suburb. Loss of existing trees and shrubs will be detrimental (apart from visual impact) detrimental to the birds/wildlife inhabitants. Once development complete additional traffic on the one feeder road.... does this mean another entrance in the resortwhere will this be located?</p> <p><i>NB: Submissions 24 & 399 were submitted by the same person. Both submission comments have been provided.</i></p>
25 & 303	<p>Oppose I am writing to formally express my objection to the proposed high-rise development at 45 Country Club Boulevard, Connolly in our neighbourhood. While I appreciate the need for development and growth in our community, I believe that the current plan for a 14-story building is excessive and would have detrimental effects on our residential area. I urge you to consider lowering the height of the proposed structure to a maximum of 5 stories.</p> <p>1. Compatibility with Neighbourhood Character: Our neighbourhood is predominantly composed of low-rise buildings and single-family homes. A 14-story high-rise would not only be out of scale with the existing structures but would also disrupt the architectural harmony that defines our community. Lowering the height to 5 stories would allow for a design that is more in keeping with the character and aesthetic of our area. Also many of us have paid a premium price for our property because of the golf course views we currently have. If this development goes ahead in its current form we will be looking directly at a 12 & 14 storey apartment block. We will lose all of our privacy as every apartment will look directly into our backyard and living area. We have moved back home to Perth to retire away from the highrise buildings of the Eastern States and bought in this quiet suburb only to have that dream shattered by this development. This is causing both myself and my husband great anxiety and concern for the possible loss of quiet lifestyle we paid a great deal of money for.</p> <p>2. Mitigating Traffic and Congestion: A development of this magnitude will significantly increase traffic in our neighbourhood, leading to congestion and safety concerns for residents, especially children and the elderly. Reducing the height and density of the building to 5 stories would help mitigate these issues, making it easier for our infrastructure to manage the additional residents and visitors.</p> <p>3. Community Input and Engagement: It is essential that community members have a voice in developments that significantly impact their living environment. The current proposal has not adequately engaged residents, and I encourage the council to prioritize open discussions to ensure that the views and concerns of the community are taken into account.</p> <p>5. Sustainability Considerations: A shorter building would align better with sustainable development principles by reducing the environmental impact associated with high-rise construction. This includes minimizing disruption to local wildlife and residents living in the quiet leafy suburb of Connolly.</p> <p>In conclusion, I strongly urge the council to reconsider the proposed height of the development and reduce it from 14 stories to 5 stories. This change would better reflect the needs and desires of our community while still allowing for responsible development. Thank you for your attention to this important matter, and I hope you will advocate for a solution that benefits our neighbourhood as a whole.</p> <p>The photo below is the view we paid a lot of money for. If this development proceeds we will be looking directly at and be overlooked by this entire development!</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
	 <p>Oppose (submission 303)</p> <p>I am writing to formally express my objection to the proposed high-rise development at 45 Country Club Boulevard, Connolly in our neighbourhood. While I appreciate the need for development and growth in our community, I believe that the current plan for a 14-story building is excessive and would have detrimental effects on our residential area. I do not support any change to the current zoning of the area of this proposed development.</p> <ol style="list-style-type: none"> Compatibility with Neighbourhood Character: Our neighbourhood is predominantly composed of low-rise buildings and single-family homes. A 12 & 14-story high-rise along with an above ground multi story carpark would not only be out of scale with the existing structures but would also disrupt the architectural harmony that defines our community. Also many of us have paid a premium price for our property because of the golf course views we currently have. If this development goes ahead in it's current form we will be looking directly at a 12 & 14 storey apartment block. We will lose all of our privacy as every apartment will look directly into our backyard and living area Mitigating Traffic and Congestion: A development of this magnitude will significantly increase traffic in our neighbourhood, leading to congestion and safety concerns for residents, especially children and the elderly. There is also inadequate road access and parking even with the preposed development having a multi story above ground carpark – yet another eyesore Community Input and Engagement: It is essential that community members have a voice in developments that significantly impact their living environment. The current proposal has not adequately engaged residents, with only 500 homes receiving a letter informing them of the prosed development. There will be absolutely NO ANCILLARY BENEFITS for Connolly residents from this development Fire Risk – There have already been 2 major fires on the Joondalup Golf Course, both would have impacted the proposed dwellings. There is no way this many residents could be safely evacuated if a sudden bushfire were to ignite. We live directly across from the development and SGIO, Western Australia's own government insurance company refused to insure our home as it deemed it to be in a high fire risk zone Greenspace and trees – The developers propose to leave only 4 trees which will be at their discretion in this development. This will decimate the flora, fauna and wildlife habitat that now exists in this area Public Open Space – Connolly already has less than the required amount of open space deemed necessary for suburban living. This development will make that much worse Planning -

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
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NO.	COMMENT
	<p>The Proposal is not consistent with planning frameworks and policies. These essential documents protect against abuse, but are being altered to suit the nature of the development</p> <p><i>NB: Submissions 25 & 303 were submitted by the same person. Both comments have been provided.</i></p>
26	<p>Support Modern high end apartments will be great for the area.</p>
27	<p>Support (no comments provided)</p>
28 & 606	<p>Oppose I believe that the proposed area needs an upgrade however the height of the building is outrageous. As it is also for housing, I think this will negatively impact the suburb and devalue homes in the area. We want to preserve Connolly's nature faced, family sized properties. Bringing in small apartments into the suburb goes against the values of the small community and will increase local traffic. Speeding is already a big issue on Fairway Circle and as we have many native animals like Kangaroos, we are putting them at danger by building a large multi-storey apartment. Another resort that is more modern without a highrise building would be much better and drive tourism and property values in Connolly</p> <p><i>NB: Submissions 28 & 606 were submitted by the same person. No additional comments were provided with submission 606.</i></p>
29	<p>Support (no comments provided)</p>
30	<p>Oppose I do not want a high rise building to be built in Connolly. It will look out of place in our beautiful suburb. The traffic is bad enough down fairway circle with the amount of residents at the moment. Privacy for residents is also a big issue.</p>
31	<p>Oppose Connolly is a beautiful residential suburb with a strong community presence and a building the size of the proposed would be an absolute eyesore and not add value on any level to the Connolly community on any level! I strongly oppose the building and hope it doesn't get approved</p>
32	<p>Support This will be wonderful for the area and breathe life and vibrancy into our suburb.</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
33 & 115	<p>Support Fantastic addition to the resort. Residents of Connolly should be grateful</p> <p>Support (submission 115) Fantastic addition to the resort and suburb.</p> <p><i>NB: Submissions 33 & 115 were submitted by the same person. Both comments have been provided.</i></p>
34	<p>Oppose Not adequate for the neighborhood</p>
35	<p>Oppose Connolly is such a beautiful sort after area – with a lovely skyline – leafy and green suburb Residents don't want a high rise building it will attract the wrong type of resident to such a peaceful close knit community in a leafy suburb –</p>
36	<p>Oppose It will be a eyesore in our community not only looking over in to peoples backyards and properties but the noise and extra traffic in our quiet suburb This should definitely be rejected Another big company trying to make money not thinking about anyone else</p>
37	<p>Oppose I strongly oppose this development due to the increased traffic , the environmental impacts and detrimental effects on the community</p>
38 & 191	<p>Support I would like to see extra amenities in the area. Maybe supermarket at the Connolly shops</p> <p>Neutral (submission 191) I would interested in finding out what facilities will be available and perhaps purchasing an apartment</p> <p><i>NB: Submissions 38 & 191 were submitted by the same person. Both comments have been included.</i></p>
39	<p>Oppose a development of this size in the middle of a residential area is totally inappropriate. A refurbished existing facility would be much better as it is run down.</p>
40	<p>Oppose 14 stories is way too high. It will be an eye sore for existing residents of Connolly. I understand we need to move forward but 5 or 6 stories would be enough.</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
41, 199, 540 & 542	<p>Oppose Massive concerns for wildlife that find sanctuary here. Carnebys Roos and other wildlife will be displaced, Development not in keeping with local area Not averse to a development as such, just on much smaller scale, with consideration to local area and without encroachment on green land and bush. The applicants could perhaps make residents feel more positive if they had maintained the existing hotel with more care. It's in a terrible state, which leads one to believe that upkeep of a new apartment block will not be a priority for investors</p> <p>Oppose (submission 199) The proposed building is too high and too large There is insufficient roads/access to support that level of accommodation The area is also a safe haven for local displaced flora and fauna included endangered Carneby cockatoos The developers should consider this and significantly reduce the size of the proposed dwelling, which should not exceed tree height Parking should be capped at one car per dwelling and surrounding roads should be earmarked as no parking There should be allowance within the proposed multi occupancy dwelling for a small store to further reduce local traffic so local residents can walk rather than drive to shops Environmental risks should be addressed to avoid displacement of resident Roos and birds. The occupancy should not come with automatic membership to the local club which currently cannot accommodate all its local members and risk of surge times Developers must ensure they engage with long term local residents Connolly is an area with low level movement and many residents have lived in the suburb for a very long time and their voices should be heard and respected CoJ should also consider how this may impact traffic and access around its annual successful valentines concert.</p> <p>Oppose (submissions 540 & 542) I'm looking at the proposed plan now for areas A and B which seem to already have housing and not a lot of trees in either area. So I imagine we just need to ask the developers to keep the trees and design around them? Anyway here's my response so if you want to pinch bits thats fine with me. Looking at 2.3 Environment & Heritage, the proponent states there is "no environmental or heritage constraints". That is incorrect because those large trees around the 2 areas are vital foraging habitat to endangered black cockatoos. These trees also provide a cooling effect and shade. Your design should allow for these trees to remain and development around them. It's made easier that the big old trees are at the perimeter. These would be a few hundred years old and not easily replaced or offset. The proposal mentions "enhanced environment", that should mean that trees remain and provide shade for the people living in and around the development. We currently are beginning to rethink the bulldoze everything and put up houses rooftop rooftop which are lacking in sustainability and are in effect urban heat islands. How do you "enhance the existing golf course amenity" when you remove trees. Trees are an intrinsic part of golf so the skill of the golfer is tested while also providing a cooling effect and place to rest under while waiting the team mates to finish their shots.</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
	<p>"2. Allow for planting and sustainability of trees on the landscaped podium." If the majority of those big old trees remained you would be ensuring there is a beneficial effect to the development. You can't rip out big old trees, plant a few saplings and call it sustainability. That's a nonsense. Sustainable is keeping the trees and the design taking them into effect.</p> <p>Tree removal cannot be viewed in isolation. The impact is cumulative, whether it's removing foraging for endangered cockatoos who are facing a local extinction crisis due to lack of forage or the cooling effect by removing big old trees only to be replaced with saplings which do not increase the cooling effect, nor do these saplings provide any amenity where there once was amenity. We are losing trees to PSB and extreme heat and lack of water from our increasingly drying summers. There is so much against these big trees who are trying to survive and do their job for us yet all too often we chose to bulldoze and clear the landscape to put in units, houses rooftop rooftop which are often unsightly and give the appearance of a dystopian world. You have a chance to do better for this area.</p> <p>I'd urge you to reconsider the plan and put more effort into retaining those big old trees which took 100 plus years to grow.</p> <p><i>NB: Submissions 41, 199, 540 & 542 were submitted by the same person. All comments have been provided. Submissions 540 & 542 has the same comments.</i></p>
42	<p>Oppose</p> <p>The proposed development of 14 storeys is too high for the Connolly area, this will block the views onto the golf course of residents in Connolly. The golf course views are unparallelled and it is a haven in the northern suburbs, a 14 storey dwelling will affect the tranquillity and world class appeal of Joondalup Resort creating a negative visual impact on the surrounds. Joondalup resort has hosted football teams and celebrities, the venue will lose its appeal with a 14 storey dwelling which would be better located in the Joondalup CBD. The 14 storey dwelling will cast shadows on nearby properties limiting their ability to use their outdoor spaces. The construction of the 14 storey dwelling will impact native flora and fauna that is so unique to Joondalup resort and our Carnaby Cockatoo habitat the construction will also cause noise pollution and inconvenience for residents and patrons of Joondalup resort.</p> <p>The proposed development will increase traffic congestion in Connolly as well as increase the demand on Connolly Primary School and our small shopping precinct which will not be able to cater for those additional dwellings. A town house community is better suited to Connolly which will fit in better with the aesthetic of the suburb and keep Joondalup Resort as a world class venue and a haven for native flora and fauna. High rise buildings are better suited to Joondalup.</p>
43	<p>Oppose (no comments provided)</p>
44	<p>Oppose</p> <p>A 14 storey dwelling doesn't suit the golf course resort of Connolly, it would be better suited to Joondalup CBD. This does not fit in with the look and feel of our suburb and we do not have the amenities nor Infrastructure to support this additional number of dwellings.</p> <p>There will be marginal parking provision for tenants and the overflow from this, plus tenants visitors, puts all available neighbourhood kerbside parking under pressure.</p> <p>Personal privacy for home owners becomes an issue with current Connolly residents being overlooked at all times.</p>
45 & 117	<p>Support (no comments provided)</p> <p>Support (submission 117)</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
	<p>Look forward to this</p> <p><i>NB: Submissions 45 & 117 were submitted by the same person. Submission 117 comments provided.</i></p>
46	<p>Oppose I'm not opposed to development however I am completely opposed to 14 stories!!!! 2-3 stories MAX will suits our suburb and maintain the character, charm, and livability of our neighborhood. A 14-story building would be an absolute eyesore, drastically alter the skyline, increase congestion, and strain our local infrastructure. It's vital that any development respects the existing community and its values. The current plan sees 190 apartments which sees a minimum of 400 occupants, adding cars on our roads, plus staff and visitors.</p>
47	<p>Oppose I think the idea of appartments is fine but I think the proposal for 14 stories high is too much and will negatively impact the look of the area and it's surrounding residential homes.</p>
48	<p>Oppose Opposed. Will ruin aesthetic of Connolly and affect those backing onto the golf course. Privacy of those homes backing onto the course will be affected.</p>
49	<p>Oppose I strongly oppose the proposed development near the Joondalup Golf & country club. I do not wish for a denser populated area in the suburb where my young family living.</p>
50	<p>Oppose Connolly is a very small suburb and does not have the infrastructure to support this number of residents coming and going from the suburb. We do not have a shopping center with a food shop, we have minimal facilities within the suburbs like our parks. Our roads are very old and it has taken me four years to get the council to agree to re-surface our street. The condition of the rest of the suburb's streets is very poor. The council needs to address all of these things before it allows this type of development to occur. Connolly can not handle this number of residents in the suburb. The residents of Connolly enjoy a small and quiet suburb and we want it to stay that way. This proposal is a joke and the people who have proposed it have not been to Connolly and do not understand what it is like here. This is not a major city center, a 12 and 14-story building can not be supported.</p>
51 & 145	<p>Oppose (no comments provided)</p> <p><i>NB: Submissions 51 & 145 were submitted by the same person and no comments were provided with either submission.</i></p>
52	<p>Oppose Connolly is a small old suburb and would not I such a large development .We already have less open space it will be an eyesore to existing residents.This is not abb vs place to put high rise building</p>
53	<p>Oppose I would hate 12 or 14 story high rise buildings in Connolly. It will completely change the beautiful, quiet, family suburb that I chose to raise my family. The increased traffic would also br alarming and more risk to my children who ride to school.</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
54	<p>Oppose</p> <p>This proposal stands to ruin the quiet, community feel of Connolly with a strong connection to nature. The development will visually be an isor, and will directly impact hundreds if not thousands of residents by having a towering block of housing looking into their backyards! You will de value the area, ruin the tranquility, drive the nature away (goodbye kangaroos and bird life). The infrastructure and roads in/out simply couldn't cope with the increase in traffic, the roads will become peppered with cars parked on the verge because that many dwellings brings in a lot of cars! And above all, more people, more activity almost always equates to more crime.</p> <p>My children will no longer be able to play out the back without fear of someone from one of the 190 dwellings looking in. I won't be able to open my blinds as our privacy will be completely comprised.</p> <p>Wealthy developers will get richer and local families will loose hundreds of thousands of dollars value on their homes by having their view and privacy taken away. I urge you to please consider the impact on the existing residents. As a group we are all mortified by this proposal and will rally together to have our concerns heard. This would ruin the appeal of Connolly and negatively impact the local environment and wildlife which we know is such a big draw card for Connolly.</p> <p>Please listen to our concerns and consider them in your assessment of this proposal.</p>
55	<p>Oppose</p> <p>As a Connolly resident this proposal is too high for a suburb like Connolly. 2 or 3 stories high would be much more in keeping with the surrounding areas. A 12 or 14 level high rise building would be totally out of place in this location as it is not a city centre.</p>
56	<p>Oppose</p> <p>The height of the development is a concern along with the existing infrastructure (roads,schools, etc) would not be able to support this without major disruption to the local and wider community. Not totally opposed but needs refining.</p>
57	<p>Oppose</p> <p>I don't believe a 14 storey high rise building should be in an already built up area.</p> <p>If they were to scale back to 2/3 stories, I would be more inclined to support the development.</p>
58	<p>Support</p> <p>Diversification of housing types is needed in the suburb. Currently the majority of housing stock is 4x2 family homes with some smaller properties in Spyglass and Long Island Pass. The latter 2 examples are problematic with insufficient car parking and very narrow roads limiting visitor parking. Some over 55 developments exist but these are by far the minority but probably sufficient for demand.</p> <p>By adding new, high density housing, much needed first time buyer, downsizer and lock and leave style accommodation will be added to the existing limited housing choice. This will create a balanced community offering homes to a more diverse range of buyers. Instead of having a dominance of 4x2 family homes, homes suitable for retirees, first time buyers (rich or poor), work from home professionals, singles and investors will be created.</p> <p>In addition, the hotel will get a much needed extension able to provide enough rooms for large groups and offer high quality Holliday Resort accommodation which it currently does not.</p> <p>Provided suitable access and car parking is provided then the development should be a resounding success and a positive addition to the housing stock within the City of Joondalup.</p>

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
59	<p>Oppose I have recently moved to my current address. The things that attracted me to the area was the tree canopy and lack of high building structures. It is a very quiet area. This proposal in my mind is not well thought out, as it will create significantly create more traffic in the area affecting our lovely peaceful neighbourhood. Who wants to be confronted with a 14 storey high rise building every time I step out the door. I appeal to the council to please consider the residents and impact.</p>
60	<p>Oppose 14 storeys is a preposterous height in a residential suburb. The artist's impressions provided show 6-7 storey building at the tree line which is extremely misleading.</p>
61 & 212	<p>Oppose Please be advised I agree that the space could be better used for the community and I do not think 14 storey apartments would benefit the community. Public/community meeting places would be better suited with strategically placed townhouses. My property is opposite the open space and we get a lot of damage from golf balls and that side would be worse off therefore safety of the community needs to be considered with the height.</p> <p>Oppose (submission 212) I believe it is too high as we live directly opposite the site. I aggregate it should be developed but in line with the tress or more like spyglass/Long Island townhouses.</p> <p><i>NB: Submissions 61 & 212 were submitted by the same person. Both submission comments have been provided.</i></p>
62 & 341	<p>Oppose A 14 storey apartment block is not in the best interest of the whole community – it should be a useable space for everyone in the area to utilise with public amenities/cafes/playgrounds along with strategically placed townhouses house to ensure no damage is caused by golf balls. I am in support of development yo the area however it needs to be in the communities best interest.</p> <p>Oppose (submission 341) Too high</p> <p><i>NB: Submissions 62 & 341 were submitted by the same person. Both submission comments have been provided.</i></p>
63	<p>Oppose As a young adult who has grown up in Connolly and looks forward to contributing to the growth and future of our community, I oppose the idea of putting in apartment blocks so that someone can make money, I do not feel this is in the best interest of the community as a whole and strongly believe to encourage people and our future to spend time and money in our area the council should focus on public amenities such as parks/playgrounds/cafes with housing strategically placed in the surrounding area. I hope more young people share their opinions and it is considered (I am 18 years old). Lets try to think of everyone young and old when considering proposals</p>
64	<p>Oppose I would like to see the space be used for the whole community – I walk everyday and would like to enjoy the area</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
65	<p>Oppose As a member of the community I would like to see the space be used by the whole community – public amenities such as parks/playgrounds//minigolf/cafes with town houses strategically placed. Apartment blocks does not support the community as a whole, currently we have no local shopping centre as it is and have to travel outside the area – let's make it more community minded instead of about money.</p>
66	<p>Oppose I am opposing the number and height of units in the plan. A project this size will not only aesthetically be an eyesore but it will impact traffic school and amenities.</p>
67 & 173	<p>Oppose The extent of this development will overwhelm our small and quiet suburb. As we live on Fairway Circle, it is already a busy street with many people using it as a cut through. With the amount of dwellings proposed, Fairway Circle will become intolerably busy. Connolly cannot and will not absorb this amount of extra housing and traffic. Renovation and some extension of the current Country Club is not opposed, but this to this level, is far, far too much. The extra traffic alone would make this a deal breaker, both for business reasons and safety reasons for the amount of children in the suburb. Users of Fairway Circle already speed, so with the extra amount of vehicles expected, this will also increase. We are vehemently against this proposal.</p> <p>Oppose (submission 173) Extra traffic and building far too high</p> <p><i>NB: Submissions 67 & 173 were submitted by the same person. Both submission comments have been provided.</i></p>
68	<p>Support Brilliant for our Community and surrounding suburbs. Look forward to it.</p>
69 & 449	<p>Oppose Way too high... what an eyesore for all residents in Connolly to see!</p> <p>Oppose (submission 449) Just wondering what benefit there will be to the Connolly residents? No infrastructure i.e. bus route. No shops here to buy milk or bread in Connolly. What about Connolly school, could it cater for extra students. How on earth is that eyesore fitting with the existing Connolly green zone? Will the apartments be offered to overseas investors only like they did with the golf course blocks initially or will us Aussies benefit? Bad idea... It's clear to see this will all be about money and who makes what at the end of the day!!</p> <p><i>NB: Submissions 69 & 449 were submitted by the same person. Both submission comments provided.</i></p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
70	<p>Oppose Connolly is an old suburbs and does not Need to be spoilt by apartments blocks Of this size we don't have enough open space as it is. That was taken away from us when the golf course was sold . We all paid premium prices for our land to live in a tranquil and beautiful place without the hustle and bustle of large apartments</p>
71	<p>Oppose (no comments provided)</p>
72 & 121	<p>Support I am just wondering what analysis has been done (if any) on the impact 190+ cars will have on the primary ring road Fairway Circle.</p> <p>Neutral (submission 121) I believe most of Connolly are using the older HFC cabling for nbn, will the node be move by the additional homes? Or will we get fibre upgrades soon? Asking for all the work from home people.</p> <p><i>NB: Submissions 72 & 121 were submitted by the same person. Both comments have been included.</i></p>
73	<p>Oppose (no comments provided)</p>
74	<p>Support I would support this project as long as it is for owner/occupier use and not short term rental or foreign investors to fly in for a game of golf and have no positive long term ongoing input into the community. We need more housing especially for the large amount of downsizers like my wife and I who would like to stay in the area, which would in turn free up our 5 bedroom house for a family.</p>
75	<p>Oppose I am writing to you in regard to the above Proposed Local Development Plan (LDP). I have reviewed the LDP and other documents provided and detail my concerns below: The proposed development does not fulfil the requirements of Clause 19 of City of Joondalup Planning Scheme No.3 (LPS3). The development proposal is in respect to Lot 535 (No 45) Country Club Boulevard, which is currently zoned 'Private Community Purposes' under the LPS3. In addition, Lot 535 is identified as 'Additional Use Area 16' in LPS3. Conditions related to Additional Use Area 16 as detailed in LPS3 are 'the predominant form of the development over the site is for Private Community Purposes'. The proposed residential development covers the majority of Lot 535 and as such would be in breach of the conditions imposed under LPS3. It is noted that the LDP includes No 37 Country Club Boulevard (erroneously referenced as 39 Country Club Boulevard), being the 864,000m2 Joondalup Golf Course, when making a determination as to the Additional Use Area 16 condition imposed on No 45 Country Club Boulevard and concluding that the 'proposed residential development will be incidental to the existing land uses occupying a small percentage of the overall site' The proposed development does not fit within the established character of the area and is considered out of context for the locality.</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT																																				
	<p>The LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the Residential Design Codes Volume 2 (R-Codes Volume 2). The proposed height of the Site A development identified in the LDP is 80 meters or 14 storeys, with the height of development B being 46 meters or six storeys. Both developments are significantly in excess of the 4 Storey height restriction for medium rise residential development set out in Table 2.1 of the R-Codes Volume 2 detailed below:</p> <table><tr><th></th><th colspan="3">Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments</th><th colspan="5">Applicable where designated by local government in local planning scheme, precinct structure plan, local development plan, local planning policy</th></tr><tr><th>Streetscape contexts and character refer A2</th><th>Medium-rise</th><th colspan="2">Higher density residential</th><th>Neighbourhood centre</th><th>Mid-rise urban centres</th><th colspan="2">High density urban centres</th><th>Planned areas</th></tr><tr><th>Site R-Coding</th><td>R80</td><td>R100</td><td>R160</td><td>R-AC4</td><td>R-AC3</td><td>R-AC2</td><td>R-AC1</td><td>R-AC0</td></tr><tr><th>Building height (storeys) refer 2.2</th><td>4</td><td>4</td><td>5</td><td>3</td><td>6</td><td>7</td><td>9</td><td></td></tr></table> <p>Connolly does not currently have any buildings within the suburb that are in excess to 2 storeys and as such the proposed development is clearly not suitable for the area.</p> <p>The proposed development results in substantial view impacts as a result of the design choice for the development. It is considered that the view impacts are detrimental.</p> <p>As detailed in section 4.3.3 of the DLP the proposed development is '<i>located a minimum of 150 meters from adjoining residential development</i>'. Clearly, a 46 meter and 80-meter height building of the nature to that proposed will have significant detrimental impact on any property 150 meters away. In addition, it is noted that numerous properties on Kingston Heath Court, Royal Melbourne Avenue and Princeville Tor will be less than 300 meters from the proposed development.</p> <p>The proposed development does not meet the aims of the LPS 3 specifically paragraph 9I '<i>To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment or the health and welfare of residents</i>'</p> <p>The development will clearly have a detrimental impact on the physical environment of the surrounding area given the proposed height of the buildings. The social impact on existing residents has not been considered in the LDP, the provision of 190 additional residences in a small suburb will increase the pressure on current infrastructure and amenities.</p> <p>I would also note that the LDP in its current form and content is, in my view, somewhat misleading. The LDP includes reference to both 37 and 39 Country Club Boulevard when referring to '<i>the Joondalup Resort</i>'. The LDP is in respect to No 45 Country Club Boulevard only, and all information included in the LDP should, in my view, relate to this property reference only.</p> <p>In addition, Section 4.3.1 of the LDP indicates the Joondalup Design Review Panel (DRP) '<i>supports the approach which has been proposed</i>'. My understanding is the DRP's role is advisory only, with no decision-making function. This is not explained in the LDP.</p> <p>I would also note that the application is being made by Joondalup Hotel Investments Pte Ltd (JHI). A review of the latest available financial statements for JHI, being 31 December 2023, highlight the following matters of concern:</p> <ul style="list-style-type: none">• [REDACTED]		Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments			Applicable where designated by local government in local planning scheme, precinct structure plan, local development plan, local planning policy					Streetscape contexts and character refer A2	Medium-rise	Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas	Site R-Coding	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	Building height (storeys) refer 2.2	4	4	5	3	6	7	9	
	Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments			Applicable where designated by local government in local planning scheme, precinct structure plan, local development plan, local planning policy																																	
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NO.	COMMENT
	<ul style="list-style-type: none"> The audit opinion contains a '<i>disclaimer of opinion</i>' in respect to <i>material uncertainty related</i> to the company's ability to continue as a going concern, and specifically the lack of '<i>sufficient appropriate audit evidence</i>' provided by the company. <p>I am somewhat surprised that the City of Joondalup has allowed such a significant proposed development application to be submitted by a company whose ability to continue in operation has been highlighted in its most recent set of available financial statements.</p>
76	<p>Oppose Up to 14 stories is too high, and the artists impressions show buildings with fewer floors, which seems like subterfuge</p> <ul style="list-style-type: none"> - Ugly visual impact above the trees - will negatively impact on house values in Connolly - High rise living has been shown elsewhere to increase crime, and have a negative effect on people's health, see attachment and link - effect on road traffic has been underestimated <p>[HYPERLINK REDACTED]</p>
77	<p>Oppose I oppose the height of 14 stories and not the overall proposal.</p>
78 & 607	<p>Oppose Oppose to densification of Connolly including increase in traffic, noise.</p> <p><i>NB: Submissions 78 & 607 were submitted by the same person. No additional comments were provided in submission 607</i></p>
79	<p>Oppose I believe the proposed apartments would be an eyesore in what is currently a spectacular idyllic piece of Joondalup. I am also concerned about the impact of additional traffic. Already Country Club Blvd is very busy on the approach to the resort with many speeding vehicles. And lastly I am concerned if we residents had to evacuate if there was a fire or another major emergency situation.</p>
80	<p>Support I'm happy to see new building and life brought in to the community I think the resort is well over due for an upgrade</p>
81 & 193	<p>Oppose Too many dwellings, and much too high. Local infrastructure will be seriously impacted with so many extra cars/people, on the small roads we have. No fast way out in a fire.</p> <p>Oppose (submission 193) The proposed development is of great concern. It is very high, very big, and very obtrusive. It has an enormous detrimental effect to land, noise, flora/fauna & traffic flow.</p> <p><i>NB: Submissions 81 & 193 were submitted by the same person. Both comments have been provided.</i></p>
82	<p>Oppose Too congested roads not safe or enough roads leading to this. Spoil people's views from existing homes and harm the environment and animals</p>

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
83	<p>Oppose The buildings would obstruct the sunset views we have now.. There will be a wind tunnel effect created by high buildings and the large trees presently to the east of the proposed site. Removal of the large trees presently on site will drastically alter the appeal of the N0 2 golf fairway. THE ATMOSPHERE OF THE AREA WILL BE RUINED.</p>
84 & 595	<p>Oppose I do support the development but the buildings themselves will be far too tall for the surrounding area. Artist impressions are very misleading and do not at all provide a true representation of the extent to which the buildings will stand over the surrounding area. Something around 8-10 stories would be much more suitable and still in keeping with the area, perhaps expanding the footprint further if needed to allow the economics to work. Thanks for considering my thoughts.</p> <p>Oppose (submission 595) The proposed height of both buildings is absolutely unsuitable for the location and available infrastructure. It is good that the hotel wishes to develop and invest further but this can not be at the expense of the local environment, fauna and such that it creates a permanent overbearing structure which changed the whole nature of an entire suburb. We do need to look at ways of increasing density but this is about creating wealth for overseas and out of state investors into holiday and short term let's, rather than providing real downsizing or new family housing opportunities to enable larger housing to be freed up for the market. The environmental impact will be very significant and the measures proposed non committal and no doubt lip service. We should be developing tree dense areas rather than clearing large tracts of vegetated land in the suburbs for building. A development is a good thing – a development of such a magnitude and height is a VERY bad thing and no council should be willing to be pushed into approving such an overly intrusive and damaging project.</p> <p><i>NB: Submissions 84 & 595 were submitted by the same person. Both submission comments have been provided.</i></p>
85	<p>Oppose I can see the trees from my front of the house .the building is well above the trees from the views in the skyline .all Iam going to see is the top 8 floors .it will be like living in the gold cost .iam not against the development but the height .it going to impact a lot of people .also there is only one road in and out ,there was a fire at the resort last week with the buggies catching on fire .to big for the area.</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
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NO.	COMMENT
86	<p>Oppose I strongly oppose this development – that traffic that comes down Country Club Boulevard is immense as it is – trucks, speeding cars, lots of extra vehicles, limousines and party buses when there are events at the Country Club or Resort – it is so busy as it is – how is a little road going to cope with a 14 storey apartment block? As for bus routes – it is probably about a 1km walk from the proposed apartments to the Caridean/Hodges bus stop. There is a closer bus stop, but buses are few and far between (outside Community Centre on Hodges Drive). There is no bus route on Fairway Circle, and no supermarket. We have a lot unit complexes with older people living in Connolly that it would impact – namely 192 Fairway Circle, 200 Fairway Circle, 174 Fairway Circle and 5 Spyglass Grove. There is lots of wildlife – kangaroos that would be in danger of being run over) – they are often seen on the verge, crossing Country Club Blvd or on Spyglass Grove – how would this impact our lovely kangaroos? What about kids walking or cycling home from school with all the extra traffic – it is an accident waiting to happen. Joondalup Resort is not well maintained as it is by its Singaporean owners and is in dire need of a facelift (the last one was a diabolical mess). It seems to be all about a money earner for an overseas investor, and certainly NOT looking after West Australians. We have a lovely suburb in Connolly, surrounded by nature and a lovely golf course, and adding a 14 storey (or even smaller) apartment complex will totally ruin what we have. A couple of years ago, there was talk about a 4 storey apartment complex on the corner of Hodges Drive/Country Club Boulevard, which would make more sense as it would have a lot less impact on our suburb. Please DO NOT go ahead with this crazy submission</p>
87 & 88	<p>Oppose The development is too high. I'm a member of the golf club and a resident of Connolly and feel the heights should be restricted to the height of the trees in the area and the buildings above Quarry 6 golf hole... around 6 storeys. Parking will also become a major issue as it is already an issue when there are events at the current resort hotel. <i>NB: Submissions 87 & 88 were submitted by the same person and have the same comments.</i></p>
89	<p>Oppose I have been living in Connolly since 2008 and have always liked the feel and open spaces. When I purchased my current home a big part of this was the view from the front of my house looking out over the golf course. While I have any objection to the golf course developing part of the land to make the resort a better space to live and visit, I am strongly opposed to the size of the development they are proposing. The duration it would take to build would be very detrimental to the entire suburb especially any one living with in close proximity the amount of construction material that would need to be bought in would see a massive increase in noise and air pollution during construction, once completed I feel that the height would be overwhelming with nothing even close to this size in Connolly. The views would be ruined for thousands of Connolly residents. Joondalup council needs to think very carefully if this is in the best interest of the residents of Connolly or as I feel it is going to change the suburb for ever and not in a good way.</p>
90	<p>Oppose (no comments provided)</p>
91	<p>Oppose (no comments provided)</p>

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NO.	COMMENT
92	<p>Oppose The proposed development will adversely impact the local residents and property values as properties will have their privacy eroded and be overlooked by the large development.</p>
93 & 416	<p>Oppose My wife and myself definitely Oppose this planning proposal for these reasons 1 The buildings on block A height will be directly opposite our house and will and occupants will be able to see into our house. If the buildings were lowered down to 6 stories would be better. 2 We also believe that our house and the adjacent houses will be heavily devalued due to the proposed height of 13 levels.</p> <p>Oppose (submission 416) Concerns Regarding Local Development in Connolly 1. Huge Adverse Impact on Our Visual Amenity and Privacy The proposed development poses a significant threat to the visual appeal and privacy of the local community. The scale and design of the project are not in harmony with the existing aesthetic, leading to a potential loss of visual enjoyment and personal privacy for residents. 2. Ancillary & Incidental Impact The ancillary and incidental impacts of the development are expected to exceed the guidelines established for the area. This includes noise, light pollution, and other disturbances that would affect the quality of life for residents. 3. Inconsistency with the Character of Connolly The proposed development is not consistent with the established character of Connolly. The unique charm and identity of the area are at risk of being overshadowed by the new construction, which does not reflect the community's traditional architecture and lifestyle. 4. Environmental Concerns: Removal of Trees The developers plan to remove all but four trees from the site. This is a grave concern as it threatens the local fauna and flora, undermining the natural beauty and biodiversity of the surroundings. It is imperative to protect the existing trees to maintain the ecological balance. 5. Significant Traffic Impact The development is anticipated to lead to a substantial increase in traffic within the area. This would result in congestion, longer commute times, and a higher risk of accidents, thereby impacting the overall safety and convenience for residents. 6. Construction Challenges Due to Rock Foundation The rock foundation of the area means that the construction process will be lengthy, resulting in prolonged noise, dust, and potential security issues. These factors would disrupt the daily lives of residents and pose significant health and safety risks. 7. Lack of Proposed Amenities for Connolly Residents The development plan does not include any proposed amenities for the residents of Connolly. The absence of community facilities and services would limit the benefits of the development for the local population, leaving them without essential resources. 8. Non-Compliance with Planning Frameworks & Policies The local development is not consistent with existing planning frameworks and policies. This non-compliance raises concerns about the legality and appropriateness of the project, calling into question its approval and implementation process.</p>

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NO.	COMMENT
	<i>NB: Submissions 93 & 416 were submitted by the same person. Both submission comments have been provided.</i>
94 & 483	<p>Oppose Buildings of 12 and 14 storeys far too tall for the site. Whole proposed development too large for present infrastructure. Access far too limited especially during construction and would cause major traffic problems along country club boulevard.</p> <p>Oppose (submission 483) Second submission to be read in conjunction with first I OPPOSE this plan</p> <p>1.1 PROJECT Overview – The development is not in an appropriate location. The word REMOTE describes the site – in the middle of two fairways – highly dangerous. Dwellings would NOT have direct access to natural or physical amenities.</p> <p>2.1 CONSTRAINTS is the word. This proposed development at 12/14 storeys would be almost twice as tall as the nearest trees at 24-28m tall. HIGHLY VISIBLE.</p> <p>2.3 Environment and Heritage – a desktop analysis of site is insufficiently detailed to permit adequate consideration. Eg the whole of the golf course area was originally designated as the public open space for Connolly. Access to the site for leisure of non-golfing residents is now prohibited. The Quarry/Dune course has recently placed 11th in a National list of the best public access courses. This development adjoins the Course's signature hole (the 2nd) and undoubtedly will affect that judgement, and its local reputation as the most popular and attractive of the Resort's 3 courses.</p> <p>3.1 Key provisions – Sense of Community ? Highly unlikely in a residential tall tower block in the middle of a golf course.</p> <p>A second tower as investment and 3rd 6 storey would be a hotel.</p> <p>3.4 Relationship to other planning documents – The provisions of this LDP misrepresents the extent to which it will prevail over current established State and local planning policies.</p> <p>It is not acceptable, or conceivable, that the imposition of clause 3.4 in conjunction with clause 3.3 can override law, regulation, standards, guidelines and policy etc. Referenced documents are established for reason to protect and ensure compliance and orderly maintenance of standards etc. The facilitation for the use of inconsistent statements between documents and the application of order of precedence to accomplish specific objectives is not acceptable, rejected and to wish I object.</p> <p>4.2 CoJ LPS No 3. – This development does not contribute to the needs of the community as a whole and is in fact remote and isolated from the majority of Connolly residents. And will not provide a variety of housing choices.</p> <p>This development WILL impact significantly the physical and social environment and health of residents.</p> <p>How can 12/14 storey buildings accessed by a single road sustain environmental principles.</p> <p>This development is NOT compatible with surrounding development and NOT in keeping with existing housing and so would not protect the amenity of the area.</p> <p>The development would not enhance the Quarry course, the most popular and most attractive of the three courses, it would be to its detriment.</p> <p>LPS3 map Figure 3 – shows perfectly how remote the development site is.</p> <p>4.3.3 CONSTRAINTS – Many constraints so very unsuitable for development.</p> <p>4.4.2 Bush fire plan – development site surrounded by mainly Eucalypts (24-28m tall) and native vegetation including grass trees which are highly flammable and nearby areas have burned in recent years</p>

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	<p>These trees are roosted in, provide 100 year old nesting holes and fodder for the ENDANGERED CARNABY COCKATOOS AND FOREST RED TAILS.</p> <p>4.4.5 Transport Impact – Access for Construction traffic is totally inadequate and this plan does not provide for a second access in case of fire or another emergency.</p> <p>All traffic to this development would have to travel down County Club Boulevard past the Golf club carpark and its facilities, over several traffic calmers and A GOLF BUGGY PATH ACCESS TO THE QUARRY COURSE (in constant use) and past the existing hotel car park.</p> <p>5. Conclusions - This development proposal will NOT minimize the impact on the nearby homes but conversely be seen from virtually every property in Connolly.</p> <p>The management of the Golf Course and Resort has been poor for many years eg. Boundary rotting fences not renewed, fallen tree limbs not removed and reluctance to honour payment of party fences surrounding the course. News of litigation against owners in Singapore does not inspire confidence in any development.</p> <p>This LOCAL DEVELOPMENT PLAN IS NOT CONSISTENT WITH PLANNING FRAMEWORK AND POLICIES.</p> <p><i>NB: Submissions 94 & 483 were submitted by the same person. Both submission comments have been provided.</i></p>
95	<p>Oppose</p> <p>I oppose to the planning proposal as Connolly is a quiet low crime area. I believe the planning proposal will bring an array of issues including a higher crime rate which in a while will affect the whole suburb.</p> <p>Connolly is a safe, family friendly and with the suggested planning proposal there is a higher crime rate chance this will alter the fact.</p>
96	<p>Oppose</p> <p>In general the proposal is sound however the sheer bulk of the largest proposed tower (I.e. 14 levels) in the development will dominate the whole neighbourhood. The height of this particular tower is similar to the Arthouse development in Joondalup CBD. That particular development dominates the landscape from many different viewing angles and the proposed Connolly development would do the same. In the case of Arthouse it is within a defined CBD location so the benefits (even for the privileged occupants of the upper level apartment) could be justified. As a apartment tower within a unique natural environment surrounded by low rise properties it is unacceptable. The overall development would have my support if the maximum height of the buildings was reduced to just above the height of the tallest trees surrounding the development. I would have no problem with an increase in overall footprint in that location if the developers require to maximise the number of dwellings without increasing height.</p> <p>A second point (which is more seeking clarification to enable further comment) is what parking arrangements are planned for the development occupants and visitors?</p>
97	<p>Oppose</p> <p>This development will increase the population in Connolly by a LOT. It will bring a ridiculous amount of traffic in, most of which will drive right past the back of our house as that is the direct route in. This street is already very busy and noisy with vehicles and especially delivery trucks. Often it is so noisy it prevents our daughter from sleeping properly. With the extra population boost, it will also pose problems at our local shop, where the carpark is often already nearly full.</p> <p>Connolly is a beautiful quiet suburb and we certainly don't need an extra 300 families suddenly arriving!</p>

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NO.	COMMENT
98	Oppose This proposal is too high for this small suburb. There is already a lot of traffic in Connolly and the increase in population will mean an increase in traffic. In the event of a fire or emergency there is only one exit and entrance – I would not object to a smaller complex and not as high. Country club boulevard already has a lot of traffic and increasing it tenfold will also be dangerous as at times it is hard to even cross at the roundabout there.
99	Oppose Too much, too soon. Population of the suburb, the aesthetics of the landscape- traffic and noise in construction and following. Too high. This is a quiet, peaceful suburb- not for a 12-14 story building of any kind. Property prices with decrease, Maybe a two or three story complex- not one that breaks the tree foliage.
100	Oppose The height of the building is not in keeping with the aesthetic of the suburb. Development at a height under the treeline is welcome. There is already considerable traffic in this small suburb, and adding approximately 200 extra families will significantly add to this.
101	Oppose As a community there is concerns of the large scale of this development and the impact it will have on the current infrastructure and limited amenities. There is only one road, entering in and out of the proposed area. This one road, with a small roundabout is not equipped for the extra 190+ more vehicles this development would bring to the area. I have concerns on what would happen in the event of an emergency, requiring an evacuation of the area and attendance by emergency services. The 190+ vehicles, is only taking into consideration the residents and does not include other services / businesses accessing the area. The proposed development includes two high rise buildings, of 14 and 12 storeys. I am not opposed to development and growth in our community, but feel smaller apartment blocks, of around 6-8 storeys would be more fitting to the surrounding environment, less of an eyesore and more feasible to the current infrastructure. Connolly also does not have a supermarket, bakery, petrol station and other amenities required to service a growing suburb. Consideration needs to be given to not just apartments / housing, but also other services required. I also wonder if Connolly Primary School has capacity to accept a massive growth in enrolments? I also wonder what impact this will have other schools, hospitals and services within the City of Joondalup. One of my biggest concerns is also the environmental impact this development will have on our famous local kangaroos, birdlife and wildlife. On one hand, the City of Joondalup is trying to increase the tree canopy in suburbs and “green” streets, but this development will see a massive loss of trees, bushes and natural area. Connolly is a small, very close knit community and whilst I oppose growth, development and new members to our community, we I want to lose the aspects that make our suburb so special. Please consider a smaller footprint development that fits in with the current ideals of our community. It would be a huge shame to see this development, divide our community and ruin our community spirit, friendships and neighbourly relationships.
102	Oppose Not a good idea. Infrastructure, extra traffic and noise – not suitable for our small suburb. We do not need the population growth nor a multiple housing complex. Consider our wildlife and residents please. We do not want it.
103	Neutral I tend to agree that we require urgent residential development throughout Perth & feel this is a positive for this area. My concern is the height/size. A smaller version would be more suitable say 4/5 stories. Thankyou

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NO.	COMMENT
104	Oppose Does not suit the local environment. Roads and other facilities would not cope with a development of this size.
105	Oppose This structure is not in keeping with the aesthetic of the area, I fear that once a structure like this is approved it will bring down the ambiance of the Suburb
106	Oppose This type of development is not a fit for Connolly. It would create a an over population in the area especially with Country club boulevard the only way in and out. With my house being located on Royal Melbourne I would have this development in full view from my house which takes away from the view I currently have and do not want to change.
107	Support (no comments provided)
108	Oppose Lots of concerns, traffic and parking for all the cars but also Connolly has a rich bird life and other small native animals. Loss of trees, loss of what little habitat is still available for wildlife in the facinity.
109	Oppose This development is too high and will stick out on the landscape. It is not in keeping with the suburb. It will bring too much traffic to roads that I use daily, particularly Fairway circle and change the general area too much. We regularly frequent the resort and golf course and strongly oppose this. No higher than 3 stories should be built in the middle of the golf course.
110	Oppose I agree the land should definitely be redeveloped, however the height and amount of apartments proposed is a concern. Visually this would not benefit the residents of Connolly especially those residents who will find a tower block looming over their homes. Significant increase in traffic is also a serious concern and I do not feel this has been addressed satisfactorily in the proposal.
111	Support Brownfield development is important to stop urban sprawl which has significant impact to the environment. High density development is important for a healthy urban landscape to support businesses, shops, resturants and leisure within our area. We should be encouraging investment into Connolly.
112	Oppose Connolly is a besutifu, quiet neighbourhood we don't need extra traffic and 14 storey monstrous building destroying it.
113 & 442	Oppose Proposed building is too tall relative to the neighbouring properties. It will be an eyesore to the beautiful views we already have. Oppose (submission 442) Good day I submitted an opposition to this plan before but didn't provide justification for this decision. I'm hoping my previous submission can be updated with these comments. I oppose the proposed planned height at 63m and I oppose the number of new dwellings.

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NO.	COMMENT
	<p>Though not a requirement of the local planning development stage, the developers have not presented any preliminary evidence to suggest Country Club Boulevard can support this additional capacity in population. It is not clear how privacy is managed at 14 storeys into our neighbourhood gardens It is not clear how, at 14 storeys, neighbouring houses won't be affected by shading. It is not clear how noise to neighbouring houses will not become an issue. It is not clear what benefit this new build will bring to the community with developers unable to explain new amenities that may become available to the neighbourhood. I am a supporter of helping to reduce the housing crisis strain in Perth but not at a height similar to the Rendevous Hotel in Scarborough. I am willing to support a maximum treeline height for this development.</p> <p><i>NB: Submissions 113 & 442 were submitted by the same person. Both submission comments have been provided.</i></p>
114	<p>Oppose Its not in keeping with Connolly as a quiet suburb for familys</p>
116	<p>Support Looks great Fully support this property development. Let's bring some life into this amazing suburb.</p>
118	<p>Oppose It's far too high and completely out of context of its surrounding environment. Access in and out is a major concern if there were to be a fire. There aren't enough local amenities to sustain this many more residents and it would also affect the capacity of Connolly Primary. It could potentially bring more crime to the area if there's going to be homes west council homes included within it. I'm not opposed to something being built that fits within context of the surrounding fabric of Connolly, however, a huge high rise is not the right for the area.</p>
119	<p>Support (no comments provided)</p>
120	<p>Oppose Whilst I believe we need additional housing I feel the building is too high and too much for the area. I think the building should be reviewed and the amount of apartments reviewed.</p>
122	<p>Support (no comments provided)</p>
123	<p>Oppose Increase in population and traffic management. Imposes on privacy of people living along the golf course. Noise created by development and new residents. Eyesore on the natural beauty of the golf course.</p>

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NO.	COMMENT
124	Oppose I don't mind about the development in fact it is good but the number of level of building is very concerning. If it is only 3 or 4 stories high I would accept them.
125	Support I support progress and development in my area for future generations
126	Oppose Far too large and high. There are already 1,000 plus units being built in ocean reef. Too much sudden population growth for a small area
127	Oppose This development of the size and scale of it will impact the whole suburb. Access road is too small and our small community does not need this and I totally disagree to it
128	Oppose (no comments provided)
129	Oppose I don't live in Connolly, but Connolly Primary School is my local PS. I can see a big impact on local traffic developing. Our children leave school and walk home. Families like mine walk/ cycle home. It's a nice and healthy practice. I also fear for the educational outcomes of crowded classrooms. Leave Connolly as it is, having green spaces and lower density of housing is for the greater good of the established families.
130	Oppose 1. Impact on Quality of Life: High-density housing often leads to overcrowded areas, which can negatively affect residents' quality of life. Limited space and crowded streets can reduce privacy, increase noise pollution, and create a sense of stress. For families or individuals who value personal space and peace, this can be an overwhelming environment. 2. Infrastructure Strain: High-density areas place considerable pressure on existing infrastructure, such as public transport, roads, sewage systems, and utilities. Often, the infrastructure is not upgraded at the same pace as the increase in population, leading to congestion, breakdowns in service delivery, and environmental degradation. 3. Environmental Concerns: Urban sprawl, often driven by high-density housing, can contribute to the loss of green spaces and natural habitats. While some argue that it can be more sustainable by reducing suburban sprawl, it can also mean more concrete and less green, which increases the urban heat island effect and reduces overall biodiversity. 4. Social Impacts: High-density accommodation can sometimes lead to the formation of disconnected or fragmented communities. With a greater number of people living in smaller spaces, there is often less sense of belonging or community cohesion. It can also result in higher crime rates, especially if the area lacks sufficient community engagement, services, and safety measures. 5. Health and Wellbeing: The physical and mental health of residents can suffer in high-density areas. Studies have shown that overcrowding can lead to increased stress, poorer air quality, and less opportunity for outdoor activities. The constant exposure to noise and pollution can affect residents' long-term wellbeing. 6. Aesthetic and Cultural Concerns: Many argue that high-density housing can negatively alter the character and aesthetic of the neighborhood. In areas that are known for their natural environment, new high-rise developments can disrupt the landscape and atmosphere that make the area attractive in the first place.

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NO.	COMMENT
	In summary the potential harm to the environment, infrastructure, public health, and social fabric should not be overlooked in the quest to accommodate growing populations. This is not the space to be completing a building of this scale. It should be for CBD and for other city centres such as the Joondalup CBD. Not in the middle of suburbia which it will look completely out of place! Please note, this is a post for those opposing and not for those who are for the proposal. I will not be rebutting a response – it is purely to assist those who oppose.
131	Oppose Proposal is far to big and will cause to much impact on surrounding properties.
132	Support Great addition to Connolly and Joondalup. Local businesses and vibe is negatively impacted with the lack of density and aging population. Would be a great addition in the middle of the Ocean Reef Marina and ECU Joondalup Campus. We welcome the growth and hope for vibrancy.
133	Oppose Connolly suburb is too small for such a huge build – road is not ready for 300+ more cars, wildlife would be decimated. Not needed.
134	Oppose Concerned about the height of this building and it's impact on surrounding suburb. Particularly my concerns regard the increased traffic coming in and out of what is currently a relatively quiet suburb, and also the apartment complex overlooking neighbouring houses.
135	Oppose We have lived in Connolly 20 years and even downsized to stay forever here through retirement. Chosen for the trees and safe quiet suburb. Ridiculous to build here when CBD would be better for the new residents needing public transport etc. the extra traffic would cause more air pollution and noise pollution when we have already had to put up with freeway passing through. Move the high density housing to the CBD or the new marina but not in an established community.
136	Support Fantastic to see additional high-density housing, making use of existing infrastructure and allowing families to remain in the area they are were raised in. Also, a much more sustainable way to accommodate the Perth population. Much more of this please!
137 & 266	Oppose This will be a complete eyesore and should not be allowed by the City of Joondalup.I totally OPPOSE the buildings of appartments,hotel,etc on this land in Connolly. Oppose (submission 266) If the Joondalup Shire allows this to go through at the Joondalup Golf Club it shows how [REDACTED] the Shire is. We do not need ugly high rise buildings in this area. I totally oppose these buildings being built. <i>NB: Submissions 137 & 266 were submitted by the same person. Both comments have been provided.</i>
138	Oppose Opposed to the height of the building and the narrow road leading to it.

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NO.	COMMENT
139	<p>Support Development is centred in the golf course reducing impact to adjoining properties. Will bring much needed downsizing properties to the area</p>
140	<p>Oppose We have lived at the above address since April 2011. We are opposed to the proposal based on size and scale, we are not opposed to the hotel being redeveloped. Prior to buying our house, we stayed at the resort hotel many times in the late 90s and early 2000s when it was a thriving, clean and well run hotel and pool facility. Sadly, we would not stay there now and no longer eat there, despite discounts as golf club members. It's been run down, it's not clean and seeing rats from time to time is not unusual. It could be such a good resort and attraction for overseas visitors wanting a premier golf experience with the unique feature (for non Australians), of a kangaroo covered golf course. Sadly, the owners do not reinvest money received back into the resort and are still in dispute with one another over very differing ideas for its future development. As regards the proposal, it appears far too large for the small space involved. There appears only one way in and out, unless there are future additional roads planned that have yet to be mentioned. Already Country Club Boulevard gets congested when there are large scale hotel functions, the worst congestion being the annual Valentine's Day concert, which despite that, is a well attended, well run and wonderful civic experience. I presume it would no longer go ahead considering the land proposed for development is regularly used as a much needed overspill car park for this events. When they had the fires on the golf course back in the mid 2010s the large fire tenders had difficulty getting through because CC Boulevard ceases at the entrance to the hotel car park which happened to have a very full car park at the time. Instead they had to use Land Rover type water tenders – we watched it all unfold from our property. We saw a similar situation a week or so back when the golf club cart room caught fire and destroyed up to 80 golf carts. The hotel car park seems to be too small an area for the existing hotel and visitors are often seen using the golf club car park. If the proposal proceeds with 190 units, that would suggest an average of 250 cars or more, maybe coming and going. The road from fairway circle would constantly be in use from car owners let alone the additional heavier vehicles required to service so many apartments and residents. The added local residential noise pollution will be considerable. Twelve or fourteen stories seems incredibly high. I know there's precedent on Grand Boulevard, but that is in the middle of the City! There are now hundreds of kangaroos compared to 15 years ago because they are no longer removed when they get large. The area being considered for development is home to many Roos which I imagine will require moving away from Joondalup Resort as I suspect the other parts of the golf course will not be able to accommodate them, there are that many, but they're a great attraction for visitors. The area involved is squeezed between holes 1 and 2 on the Quarry nine of the golf course. It is considered the best of the three nines and one reason why Joondalup is arguably the best golf course in WA, despite Lake Karrinyup thinking it is. As an aside, I don't think the WA Open tournament could continue to be held at Joondalup once construction started. The risk from golf balls would be considerable. In fact, being a golfer myself, I would question being able to continue to play golf on these two holes. The area would constantly be in danger of stray balls landing in the designated area from both tee boxes, creating a permanent risk of damage to property. The golf course already has a constant run of claims from local houses in Princeville Tere and other roads around the golf course and these houses are set back considerably further than the proposed buildings will be from Quarry 1&2 golf holes. They may even have to close these two holes. No doubt future residents would demand it, once golf balls hit the buildings, cars and worse, people. JRI should certainly be encouraged to redevelop the resort instead of developing a new and very lengthy construction project causing severe local disruption. Or, at least be required to submit alternative plans for the council to consider. There is a view that the golf course, which is incredibly popular amongst the public, subsidises the hotel operations and JRI's real aim is to move away from hotel operations. Perhaps this too should be explored by the council. The recent golf cart fire highlighted yet again the danger of storing lithium batteries in a very tight confined area that was not designed for such storage. The night in question was one of the hottest nights on record in Joondalup and all buggies were in use that day. Too many carts are cramped up together in storage,</p>

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NO.	COMMENT
	<p>something the authorities do not recommend for lithium batteries. It would be unwise of the club to continue storing the carts there once it is all cleaned up. A purpose built covered and secure facility, on the land currently proposed for development has been suggested as an alternative storage and charging place for the 80 – 100 replacement carts when they arrive. This plus a proper bespoke overspill car park area and general storage facility for the greenkeepers would I'm sure be greatly appreciated by the golf management.. But perhaps not the owners. I'm guessing there studies have concluded that a minimum of 190 would be required for them to achieve the profit margins required to undertake such a project. The small parcel of land would suggest the only way to achieve such volume is by building up...</p> <p>On Quarry 6 golf hole there is a very large pit, which is a water over spill from I'm told Joondalup when there are heavy rains. I have seen it full numerous times over the years. It has in the past spilt over onto Quarry 2 and it's no exaggeration to say that it becomes a boating lake when it does flood. There has been some mention of an underground car park for the high rise buildings. It could end up being an additional water retention facility were we ever to get Queensland like rain fall. Given climate change is real, who would want to bet again that happening. I'm retired but was in the insurance business and recall the 2010 / 2011 hail storm that destroyed thousands of cars and some properties when many people said Perth doesn't get hail...</p> <p>So to sum up, I'm not opposed to future development, but what is being proposed seems extraordinarily large and complex for the small area proposed. There is only one access road being CC Boulevard which would be overwhelmed.</p> <p>The area is bordered on three sides by golf holes 1 & 2 of the Quarry course and would be under serious threat from golf balls.</p> <p>Kangaroos will require removal.</p> <p>There would be no future car park overspill for large events such as the Valentine's Day concert.</p> <p>Following the recent club cart room fire it would be an ideal replacement site away from the commercial aspect of the club and people creating a safer place to store and charge the fleet of golf carts.</p> <p>Fire department access would be, in my opinion, very limited and difficult should there be a blockage on CC Boulevard or the Fairway Circle roundabout.</p> <p>JRI's motivation and future planning are questionable,</p> <p>I look forward to news of a public enquiry assuming there will be one...</p>
141	<p>Oppose Totally OPPOSE this developing project at the Joondalup golf course</p>
142	<p>Oppose I am writing to formally object to the proposed local development plan for 45 Country Club Boulevard, Connolly. The proposal does not align with the objectives of zoning under Local Planning Scheme 3 (LPS 3), particularly in regard to maintaining the amenity, character, and liveability of the area.</p> <p>1. Height and Scale of Development</p> <p>The proposed 14- and 12-storey buildings (up to 80 metres) are significantly out of character with the surrounding environment and incompatible with existing structures. This excessive height will:</p> <ul style="list-style-type: none"> • Overshadow the golf course and nearby residential properties, particularly those in Princeville Tor and Kingston Heath. • Introduce light pollution, affecting existing residents who will be impacted by internal lighting from such tall buildings. • Disrupt the landscape, as the proposed buildings will tower over surrounding trees rather than integrating with the natural setting. <p>The City of Joondalup has previously rejected proposals for buildings of lesser height due to overshadowing concerns. (Refer Sorrento Area Local Plan 2018 – lots 2, 148 and 149 West Coast Drive, lots 146 and 147 Padbury Circle)</p>

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NO.	COMMENT
	<p>Concerns Regarding Generic Modelling and Inadequate Design Details in Development Proposals</p> <p>The reliance on generic massing models in development proposals raises significant concerns about the adequacy of design details required for proper assessment and approval. A recent case under the Sorrento Local Planning Scheme (PS Ref: 7629) saw both the City of Joondalup and the Western Australian Planning Commission (WAPC) refuse an application exceeding five storeys due to the absence of fine-grain design details and supporting analysis of the built form. The lack of detailed planning made it impossible for decision-makers to properly assess the impacts of additional height beyond five storeys. Without comprehensive architectural details, the council and WAPC were denied the necessary information to make an informed decision, while the community was left with no certainty regarding the quality and character of the final development. Similarly, in this current proposal, the reliance on generic “artist representations” fails to provide the scale, detail, and design assurances required for approval. This absence of specificity not only undermines the decision-making process but also fails to address legitimate community concerns.</p> <p>Approving buildings of up to 80 metres in height without robust design details would have a detrimental impact on the amenity and character of the area. A height limit of five storeys, in line with the existing Hotel B site, would be far more appropriate and better suited to the surrounding built environment.</p> <p>2. Parking and Traffic Impact</p> <p>The traffic impact statement significantly underestimates the effects of this development. Currently, Country Club Boulevard is the only entry and exit point to Joondalup Resort, and increased traffic from 130 proposed residences, plus an additional 60 residences will cause congestion and safety concerns.</p> <ul style="list-style-type: none"> • Traffic lights would be necessary at the Hodges Drive and Country Club Boulevard intersection to handle the increased traffic flow. • Based on comparisons to the Sorrento Local Planning Scheme (which proposed 75 dwellings with 155 parking bays), this development will likely require at least 380 parking bays (plus commercial and visitor parking). • The drawings fail to provide exact parking specifications, and the applicant’s statement that parking will be “addressed in future applications” is unacceptable. <p>A rough estimate suggests the basement level could only accommodate around 200 bays, which is significantly insufficient. Granting approval before detailed parking plans are provided risks future alterations that could negatively impact residents and the surrounding area.</p> <p>3. Concerns about Future Development of the Site</p> <p>The application covers the entire site of 45 Country Club Boulevard, raising concerns that the developers may later seek to redevelop the Joondalup Resort itself into additional housing. Given the resort’s unique status in Perth, any future plans for redevelopment must be addressed separately and explicitly excluded from this current application.</p> <p>Conclusion</p> <p>The primary issues with this proposal are:</p> <ol style="list-style-type: none"> 1. Excessive building height, which is inconsistent with the surrounding environment and will negatively impact residents. 2. Insufficient traffic and parking planning, with vague commitments instead of concrete solutions. 3. Lack of detail in design and application. Given these concerns, it is imperative that any proposed development be subject to detailed and transparent design documentation before approval is granted. Without this, there is no certainty that the final built form will reflect what has been presented, nor that it will respect the existing character of the area. 4. Ensure the future safety of Joondalup Resort as a separate entity to the application <p>This development could be a positive addition to Connolly if appropriate height restrictions are imposed and detailed plans are provided before approval. However, as it stands, approving this proposal without addressing these fundamental issues is unacceptable.</p>

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NO.	COMMENT
	I urge the Council to require more detailed plans and enforce a height restriction before considering approval.
143	Oppose 14 stories seems too high. It's a great idea... if it works seamlessly into the landscape.
144	Support I believe this kind of development is just what the City of Joondalup, Connolly and Joondalup Resort needs for future success. I am in full support of this development.
146	Oppose Happy for something to be built but not 14 stories. ¾ stories only. One entry and exit to this area worried about traffic and fires. Where do all their bins go? It won't be nice for some houses to have this building looking into their yard. By building this the number of people living in Connolly will be too many for what it can cope with. Also what about the trees/birds wildlife. We don't want high rise buildings in our suburbs
147 & 400	<p>Oppose (no comments provided)</p> <p>Oppose (submission 400) I have lived at my address since 2011. I am well versed with the area designated as lot 45 within the proposed LDP. I know Country Club boulevard well and all the coming and going to the hotel and the golf course, by both private and commercial traffic. I am opposed to the scale of the development put forward within the current LDP. I am not opposed to JHI developing the area with either an hotel extension or town houses as they have discussed many times. My concerns are as follows; The scale of what is proposed, in terms of size of buildings is huge and seems far too big for the site in question. the number of units being proposed is 131. they believe this will add between 200 and 300 more cars. I disagree with their brief traffic assessment. Country Club boulevard can and does get quite congested and struggles to cope with more than two commercial vehicles at one time. The length of time to construct high rise buildings on this site will be years and will be extremely disruptive to all around. A cement plant will be required and the only place to build it will be the existing hotel car park. The noise pollution and construction works pollution from a cement works is considerable. If they build a hotel extension, (commercial not residential), on the existing staff parking area, where will staff park particularly in peak times when the hotel car park is full? cement mixers will be queuing for hours awaiting they turn to unload. There will be only one road for access, for all the new cars, service providers and visitors, sharing the road and parking with the hotel and golf club. in event of emergencies there seems to be no other access point. The area for development lies within holes one and two of the Quarry nine on the golf course. Golf balls will affect the site. Residents could take legal action to close or amend the holes in question. Many hundreds of people use and enjoy the golf course. long established trees will need removing, which was denied by the architect and town planner at the recent CRA meeting held with them at the resort. they also failed to answer numerous questions causing concern amongst those attending. [REDACTED] The area is regularly used as an overflow car park. waste disposal buildings and services from the new 131 apartments has not as yet been explained, but will be complex and immense. The resort already has at least one waste disposal truck remove waste daily for a 70 bedroom resort and restaurant. 131 apartments will require two a day maybe?</p>

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NO.	COMMENT
	<p>i am not opposed to some construction which if blended in with the trees and surroundings would little impact on the golf course, the local residents, the kangaroos that live all around the area and the abundant bird life that uses the trees on the site nightly.</p> <p>[REDACTED]</p> <p>to conclude I am not opposed to some development. Residential town houses if in keeping with the resort and the existing property in Spyglass would be attractive and make good use of the land, but what is proposed is simply excessive, seems to be more for financial gain and not an aesthetic use of the land to complement the hotel and the existing properties in the immediate surrounding roads. What we are being told is there will be no impact on the golf course which is very hard to believe. most people believe the golf course will be seriously compromised.</p> <p>The hotel has been allowed to be run down and the golf side of the business subsidizes the resort. it was once a welcoming and attractive resort. [REDACTED]</p> <p>Two substantial high rise buildings in the middle of a potentially great complex is not the answer.</p> <p><i>NB: Submissions 147 & 400 were submitted by the same person. Both submission comments have been provided.</i></p>
148	<p>Oppose</p> <p>I only oppose the height on the development. The front of our property faces where the development will take place thus the height is a big issue for us as it will interrupt the natural landscaped view.</p>
149	<p>Oppose</p> <p>I believe the current proposed development is too high I Would support development of lower height of under 6 floors rather than current proposed 14 floors. I also call for further traffic impact reports given current figures are based on over 12 years figures</p>
150	<p>Oppose</p> <p>Height of proposed apartments is excessive and will tower over golf course and surrounding houses.</p>
151	<p>Oppose</p> <p>Connolly is not an inner-city suburb.</p> <p>People built in Connolly with views of the golf course and open spaces uninterrupted by high-rise buildings. The golf course was developed from the monies of the people who built in Connolly and was intended to be for the people of Western Australia. Unfortunately, the Carmen Lawrence Labor government sold this for financial gain. If approved, this development will be the start of further developments such as a casino – just what we do not need. Current infrastructure does not support an increase in population. We already have traffic problem on Fairways circle due to drivers using it as a bypass and not driving to the speed limit. The current owners of the golf course and hotel have not maintained the buildings, facilities and fencing in good order – what will we see in years to come when they refuse to maintaining the existing facilities e.g. the golf course fencing on Shenton Ave. Facilities at the Golf Club have been allowed to deteriorate despite promises by the owners to upgrade these – their promises are obviously not trust worthy. Opposition to the previous proposal for rezoning was ignored indicating the Shire, and State, have no intention of taking the concerns of the electorate into account. It is a sad state that we are in where our shire and state representative are governed by finances first rather than by community.</p>

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NO.	COMMENT
152	<p>Oppose</p> <p>Only concern is parking availability which has not been addressed in current proposal. Most streets become car parks when there is a block of apartments/townhouses and this causes problems. Case in point: Long Island Pass, Connolly has a strata townhouse complex. It has 3 visitor car bays allocated. The whole street is congested with parked cars 24/7 creating a visibility hazard for drivers as people cannot see past the 4WDs when attempting to leave their homes or driving around the bend. It has also ruined all the grassed areas from cars being drive constantly and damaged kerbs -looks like a complete eye sore. As no doubt majority of these units will be investor bought and rented out, there will be multiple vehicles per unit so will have to park in streets and will be coming and going 24/7. Unless 3 vehicle bays are allocated per unit and a car park built underground for guests – it is not beneficial for the surrounding homes. Cannot support the project until 3.3 of the Traffic Impact Statement is released.</p>
153	<p>Support</p> <p>I am a resident of [REDACTED] and a member of the Joondalup Country Club. I play golf at the course 2 to 3 times a week and myself and my family use the resort facilities frequently, including dining and staying at the hotel. In my opinion, the Joondalup Resort and Country Club is a world class facility on our doorstep. I have read the proposed documents submitted for the LDP and I support the proposal for the following reasons:</p> <ul style="list-style-type: none"> • It will provide additional diverse housing in the area which is needed. • The location is on underused, already cleared land. • The development will not encroach on the golf course, which should continue to function as normal. • The proposed buildings will be partially shielded by mature trees which line the edge of the golf course, thereby minimizing any negative visual impact from the golf course and adjacent properties. • The proposed development will enhance the facilities available to users of the resort. • Joondalup Resort and golf course are part of the original development of the suburbs adjoining Joondalup CBD; they are part of the fabric of the area and our community. They provide locals and international visitors with high quality golf and visitor experience, and it is essential they remain financially healthy to secure the facilities for the long term. I believe this proposed development will help to provide that security.
154 & 314	<p>Oppose</p> <p>Please refer to the attached word document for my submission which is made as a debenture holding member of the 27 hole Joondalup Golf Club. I am very concerned regarding the negative impact of the proposed development of approximately 190 “dwellings” (flats, housing and hotel rooms) on the future viability of the current golf course operations, and the potential negative impact this could have on the wider Joondalup area through an inferior golfing and hotel resort. To be clear upfront, I am not against well designed developments which improve the Joondalup golf resort for the owners, the members, and the general public, but the current development proposal is fundamentally flawed by being an oversized development on an undersized site. Key issues for the Council to consider include the adequacy of the governance structure of the misaligned owners (Joondalup Country Club Holdings) to ensure the development is a success; the threat to the viability of the Quarry #1 and Quarry #2 golf holes; the lack of supporting road and car parking infrastructure in the cul de sac which is Country Club Boulevard; and the implications from the January 2025 cart room fire at the golf club in terms of the potential relocation of the cart room to an alternative site.</p> <p>Attachment:</p> <p>As a debenture holding member of the 27 hole Joondalup Golf Club, I am very concerned regarding the negative impact of the proposed development of approximately 190 “dwellings” (flats, housing and hotel rooms) on the future viability of the current golf course operations, and the potential negative impact this</p>

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NO.	COMMENT
	<p>could have on the wider Joondalup area through an inferior golfing and hotel resort. To be clear upfront, I am not against well designed developments which improve the Joondalup golf resort for the owners, the members, and the general public, but the current development proposal is fundamentally flawed by an oversized development on an undersized site.</p> <p>Apart from this fundamental flaw, the main issues as I see them are:</p> <ol style="list-style-type: none"> 1. It is not at all clear from the information that has been provided by the owners that the current owners are able to ensure a successful implementation of such a challenging development. There is already public misalignment between the current owners of the golf club, namely Joondalup Country Club Holdings [REDACTED]. It is public knowledge that [REDACTED] focus is on growing the golf operations and the existing hotel facility, and [REDACTED] focus is on maximising their return on investment through minimum expenditure on golf operations and seeking opportunities for additional revenues through housing developments such as this proposed development. I would like to understand what steps Joondalup City Council are taking to ensure that Joondalup Country Club Holdings has a robust governance structure in place to ensure that this development will be a success. 2. There is a clear threat to the viability of the first two holes of the Quarry nine holes through the construction of the 190# dwellings on a very constrained site between the Quarry #1 and Quarry #2 golf holes, with minimal separation between these two golf holes and these proposed dwellings. This lack of separation will inevitably cause major conflict between golf operations and dwelling owners due to errant golf balls. The golf course of course has many, many dwellings adjacent to several of the golf holes, but the separation in all cases is at least an order of magnitude greater than under this proposal (i.e. 10 times and more). It is also common knowledge that it makes no difference whether the golf course was built before the dwellings were built that dwelling owners can legally challenge the setup of the golf course to limit golf balls coming onto their properties. There are already examples such as on the Dune nine holes where the Dune #2 golf hole playing width was reduced as a result of a legal challenge by house owners on Long Island Pass. Significant modifications to the Quarry #1 and Quarry #2 hole designs resulting from dwelling owner legal action will be impractical from a golfing perspective, and legal disputes will become inevitable. 3. The proposed development will far exceed the physical capacity of the supporting road and car parking infrastructure available on Country Club Boulevard, which is already fully utilised on multiple occasions on a weekly basis. It should be recognised by the Council that Country Club Boulevard is fundamentally a cul de sac / car park, primarily providing access to the golf club and the hotel, with the public further accessing Café 28 at the golf club. It is in no way a through road, and it has a 15 kph speed limit with speed humps over much of its length. In addition, golfers need to cross Country Club Boulevard twice to play on the Quarry nine holes. The number of cars coming to the golf club and the hotel are not determined by normal road peak times, but are determined by the number of golfers on any day which are highest on member competition days and when corporates have primary access to the course (sometimes greater than 200 public players); numbers of public visiting Café 28; and the traffic in and out of the hotel which obviously includes public attending functions at the hotel function facility and restaurants and bars. The additional vehicles that would use Country Club Boulevard as a result of this development of 190# dwellings will obviously be significant and with car parking space at a premium, congestion is extremely likely with further safety implications from inadequate access / egress in the event of a fire within the proposed development. <p>In addition, it would seem essential that the Council consider the implications of the recent January 2025 fire in the golf resort "cart room" which could see major changes to the setup of the golfing facilities, including where the golf carts are stored and charged, and these changes should be considered in this development proposal. The insurance company will have a key role in these changes, and one pertinent question is likely to be whether or not the existing cart room is an appropriate location to charge the golf carts, and if not where the storage and charging of the carts can be safely carried out. The implications of the cart room fire are at this stage unknown both in scope and timing.</p>

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NO.	COMMENT
	<p>Oppose (submission 314) Please refer to my attached word document.</p> <p>I have already provided a submission as a Joondalup Golf Club Member opposing Planning Proposal #111922 (Proposed local development plan 45 Country Club Boulevard) which, amongst other issues (oversized development / undersized location / inadequate road access / golf course interference), requested that Joondalup City Council engage not just with Joondalup Hotel Investments Pte Ltd (JHI) as the proponent of the Planning Proposal, but also with the parent company International Golf Resorts Pty Ltd (IGR), to ensure that the final LDP is supported by all owners, and the proponents have the proper standing to progress the LDP in a manner that maximises the chances of a successful outcome for all stakeholders.</p> <p>This is a follow up submission opposing Planning Proposal #111922 on the additional grounds that continuing the planning process with JHI as the proponent is fundamentally flawed on three grounds: [REDACTED]</p> <p>A. [REDACTED] B. [REDACTED] C. Lack of standing for JHI as the proponent: There is nothing in the Planning Proposal which identifies that JHI is acting on behalf of IGR, and absent such confirmation it is questionable that the application meets the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015, and in particular Part 4 – Preparation or adoption of local planning scheme, Clause 19, Resolution to prepare or adopt scheme, and specifically the wording “Section 72(1) of the Act provides for a local government to prepare a local planning scheme or to adopt a local planning scheme proposed by the owners of land……”, the emphasis being on “the owners of land”, and not a company that may be representing one of the owners of the land.</p> <p>Attachment: I have already provided a submission as a Joondalup Golf Club Member opposing Planning Proposal #111922 (Proposed local development plan 45 Country Club Boulevard) which, amongst other issues (oversized development / undersized location / inadequate road access / golf course interference), requested that Joondalup City Council engage not just with Joondalup Hotel Investments Pte Ltd (JHI) as the proponent of the Planning Proposal, but also with the parent company International Golf Resorts Pty Ltd (IGR), to ensure that the final LDP is supported by all owners, and the proponents have the proper standing to progress the LDP in a manner that maximises the chances of a successful outcome for all stakeholders.</p> <p>This is a follow up submission opposing Planning Proposal #111922 on the additional grounds that continuing the planning process with JHI as the proponent is fundamentally flawed on three grounds: [REDACTED]</p> <p>A. [REDACTED] B. [REDACTED] C. Lack of standing for JHI as the proponent: There is nothing in the Planning Proposal which identifies that JHI is acting on behalf of IGR, and absent such confirmation it is questionable that the application meets the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015, and in particular Part 4 – Preparation or adoption of local planning scheme, Clause 19, Resolution to prepare or adopt scheme, and specifically the wording “Section 72(1) of the Act provides for a local government to prepare a local planning scheme or to adopt a local planning scheme proposed by the owners of land……”, the emphasis being on “the owners of land”, and not a company that may be representing one of the owners of the land.</p> <p><i>Planning and Development (Local Planning Schemes) Regulations 2015</i> 19. Resolution to prepare or adopt scheme (1) A resolution of a local government to prepare or adopt a local planning scheme must be in a form approved by the Commission.</p>

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NO.	COMMENT
	<p><i>Note for this subregulation: Section 72(1) of the Act provides for a local government to prepare a local planning scheme or to adopt a local planning scheme proposed by the owners of land in respect of which the local government might have prepared a scheme</i></p> <p>Background <i>Joondalup Hotel Investments Pte Ltd, 2023 Financial Accounts</i></p> <ul style="list-style-type: none"> - [REDACTED] - [REDACTED] - [REDACTED] <ul style="list-style-type: none"> o [REDACTED] o [REDACTED] o [REDACTED] - [REDACTED] principal activities are "hotel owner and operator in Australia", and its assets are the hotel, and the land it is on [REDACTED] - [REDACTED] - [REDACTED] - [REDACTED] - [REDACTED] - [REDACTED] <ul style="list-style-type: none"> o [REDACTED] <p><i>[REDACTED]</i></p> <ul style="list-style-type: none"> - The "Joondalup Resort" is owned by [REDACTED] - [REDACTED] - In 1992, the WA government sold the Joondalup 27-hole golf course to [REDACTED]. Subsequently: <ul style="list-style-type: none"> o [REDACTED] o [REDACTED] o [REDACTED] o [REDACTED] o [REDACTED] o [REDACTED] o The draft local development plan has been prepared by Element Advisory WA on behalf of JHI <p>There is a significant question over [REDACTED] position on the JHI draft local development plan, and ultimately on the likelihood of [REDACTED] progressing this proposed local development plan to the development stage</p> <p><i>NB: Submissions 154 & 314 were submitted by the same person. Both submission comments have been provided including both attachments.</i></p>
155 & 157	<p>Oppose (no comments provided)</p>

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NO.	COMMENT
	<i>NB: submissions 155 & 157 are from the same person and have no comments provided on both submissions.</i>
156	Neutral I'm not against the development but 14 stories is far too high and will impede on local residents privacy.
158	Oppose I find this proposal totally against everything Sir Charles was trying to do. The course was built for the local community until Labour, [REDACTED] sold it for financial gain to overseas investors. The hotel is in a dire state and so is the fencing around the course, so how are they going to manage another hotel and high rise housing in the future and all access via a small over used road as is. This is just the start, next will be a casino and more high rise buildings to look like Scarborough, disgusting. Connolly is a lovely quiet suburb except for the excessive traffic along Fairway Circle already, let alone if we have another 380 people to contend with. Obviously money talks and the residents are being ignored – again!
159, 201, 203 & 461	Oppose This development is way to big for the Connolly area. Our house looks directly into the development area and will result in a loss of trees and bird life. Oppose (submissions 201 & 203) This development is too high and will permanently affect the skyline from our house. There is also be a great loss of wildlife and bird life as the cockatoos. Oppose (submission 461) I forgot to add that this development will need aot if mature trees removed that are the home of the endangered Carnaby Black Cockatoo and the Red tail Black Cockatoo. <i>NB: Submissions 159, 201, 203 & 461 are from the same person. All submission comments have been provided.</i>
160	Oppose This development will ruin the beautiful area of Connolly
161	Oppose The height of the proposed development is inappropriate and not sympathetic for the residents of Connolly. The structure will be overbearing in all aspects with the physical size and increased population density with the loss of privacy to the immediate residents properties. Connolly is not a CBD like Joondalup City. Muti Story High Density living should not be imposed on our small residential community. Please do not let a high rise development of this type destroy our Connolly village lifestyle.
162	Neutral Currently in a neutral position although would be opposing the plans if the current 14 storey buildings are approved. I would support the development on a smaller scale.
163	Neutral

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NO.	COMMENT
	Want to attend meeting
164	Oppose Currently there is only one access road for the area. A further 200 odd cars trying to get in and out of the area including to the current hotel and Golf course would be too much let alone if there were emergencies or fires. The current hotel needs redevelopment more than a new hotel or residences need building
165	Oppose The development will likely increase the traffic on Fairway circle to Shenton Avenue. There will be extra congestion on the weekday mornings on St. Michaels Road, Country Club Boulevard and Chantilly Way to access Hodges Drive to the freeway. This will likely create hold ups on Hodges Drive. This will all have a negative effect on the pleasant ambience of the suburb.
166	Oppose (no comments provided)
167	Oppose It will be directly affecting the value and the scenic views of houses on the Princeville tor street, as my parents live there and the Joondalup resort being able to look out into the golf course from a balcony and watching the sunset on a summers day is incredible but with the building of this high rise those views will be gone Also a high rise being able to look into the backyards of the houses behind it goes the lack of privacy for home owners
168	Oppose Strongly oppose!
169	Oppose Strongly disagree with this proposal 14 stories is too much for our suburb! Extra Cars extra people Eye sore with 14 stories
170	Oppose - Heights up to 14 floor is excessive for Connolly. - The images showing relative height to surrounding trees appear deliberately deceptive from the perspective of the majority of the suburb. The City should address this with developer for more realistische perspective. Eg from Connolly shops, the school, road entrances to Connolly and City chambers. - A more reasonable proposal eg up to 5 floors would be more acceptable.
171 & 185	Oppose I am so much against this high rise development in Connolly. We are a small suburb and do not have the infrastructure to cope with it. It will affect all residents with increased traffic etc. I am not against new residential property's but not 12 and 14 stories plus a new hotel is unacceptable.

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NO.	COMMENT
	<i>NB: Submissions 171 & 185 were submitted by the same person. Comments are the same in both submissions.</i>
172	Oppose I believe if there is to be any buildings built within this area then the height of the buildings should be no higher than the current resort height. This will enhance the area rather than spoil the area
174	Oppose The overall magnitude of this proposal is in conflict with not only the general ethos and environment of the area but also basic planning principals. In summary: - The development could be supported if it were reduced to align with the current building perspectives and sizes (2-3 stories, perhaps 4 stories in localized areas) but anything higher than this is unacceptable. - Effective traffic management at the entry to Connolly / the club access needs to be demonstrated.
175	Oppose No thought appears to have gone in to the infrastructure needed for the number of people this will bring into Connolly.
177	Support Looking forward to the completion of the project so I can buy myself an apartment when I'm ready to downsize and I still want to remain a Connolly resident
178	Oppose CONCERNS 1. The height at 14 storeys is not in keeping with the surroundings and would be an eyesore...Connolly is a small suburb NOT A SATELLITE CITY and a height of 4 to 6 storeys would be less overpowering 2. Despite the comments in the application I have serious concerns about the traffic flow.
179 & 428	Neutral (no comments provided) Oppose Was neutral until I attended the meeting. Now vehemently against building. <i>NB: Submissions 179 & 428 were submitted by the same person. Both submission comments provided.</i>
180	Oppose Height proposed is way to high and will detract from the local area. Height of 5 or 6 storeys would be more suitable and blend in with the local environment. How do developers plan to manage the noise and congestion during the build? Protection of mature existing trees is vital. Residents would like reassurances (preferably in writing) that developers will not redevelop the resort facility into further apartments.

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NO.	COMMENT
181	Oppose My thoughts are for the wildlife, the people affected with the building process, the people affected with the ongoing extra traffic while building and beyond for local residents, the proposed scale of works not in keeping with why we bought property in the area, currently only one way in and out of this area, the vibration and noise of extra trucks and cars, there really is no current need for this proposed building works apart from the greed of the proposers
182	Neutral At this stage further information is required. Concerns on parking of new residents and their guests and traffic within the suburb are an issue requiring further information and clarification. Stages of development are also an issue.
183	Oppose The impact of this proposal include: 1. Increased demand on locals schools 2. Increased demand on the already lacking green spaces in Connolly 3. Increased demand on the amenities at Connolly shopping Centre 4. Increased potential noise pollution 5. Potential shading of local properties 6. Environmental impact
184	Support The development looks good providing it gets built as per the current staggered design. Would be good to have more residents in Connolly.
186	Oppose The proposal has numerous drawbacks for existing Connolly residents with little to no benefit. My primary concerns with the proposal relates to the height of the development. The proposed buildings are significantly higher than other buildings in the area that will be detrimental in several aspects. The buildings will have direct line of sight to my second floor balcony and will be highly visible. The built form does not compliment the surrounding vegetation. Additionally, I have noise concerns as we can already hear announcements from the golf course PA system; we expect noise issues from numerous elevated apartments.
187	Support (no comments provided)
188	Oppose The Golf Course is supposed to be a top ranked Course. A jewel in the crown of Joondalup Council in attracting visitors to the area. I would question if golfers would recommend the course to others after seeing a high rise development. Has any consideration been given to people from the development walking onto the course and being injured by golf balls. Also the development being damaged by golf balls from the course, as already happens regularly.
189	Oppose Very worried about the increase in traffic in the area. Lack of infrastructure to support the sheer volume of the proposed buildings.
190	Oppose Connolly surrounds the golf course. It will ruin the whole aesthetics of Connolly. It is a low density suburb and foreign investors are looking to cash in on this beautiful space. For money????? Vehemently oppose 🙄🙄

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NO.	COMMENT
192	Support (no comments provided)
194	Oppose 1) This development will impact the whole of Connolly, the proposed height of the apartments of 80 meters (260 feet) means even I will see them from my property and everyone all over the Joondalup area, (shown at the CRA meeting Monday 10th February 2025) . 2) The loss of privacy for so many residents. 3) The additional income of proposed shire rates will be of minimum gain, even at 200 dwellings at an average of \$1100 will only gave a boost of \$220,000 pa for a development that will not only scar Connolly, but the whole Joondalup shire, only the strata company will gain and make a profit. 4) The environmental impact from so many people squeezed into a small space from traffic, litter, noise to light pollution will be immense and not only wildlife, but Connolly residents. 5) The total ruination of a prestige heritage area.
195	Oppose Agree resort/hotel complex needs development but do not agree for a 14 storey building for apartments. Only one road access. Think this is more about overseas investors than local community.
196	Oppose (no comments provided)
197	Oppose This development is totally out of scale and character for this suburb, and will directly impact on my property, with my living room within 200m directly of the 14 story apartments. Please see attached file for details of my opposition. <u>Attachment:</u> Please accept this document in response to calls for community feedback regarding Planning Proposal #111922 at 45 Country Club Boulevard, Connolly. I would like to lodge my strong opposition to this proposed development for the following high-level reasons – and I have provided further details for each of these in the attached table (attached separately), which includes references to relevant policy documents. • OBJECTION #1 The proposed Local Development Plan (LDP) does not satisfy the full conditions that apply to any potential development of this site - as required by the City of Joondalup's Local Planning Scheme No. 3 (LPS3). This will result in a development would ultimately be detrimental to the local community. • OBJECTION #2 The proposed development fails to meet multiple critical aspects of the "State Planning Policy 7.0 – Design of the Built Environment" (as referenced by the City of Joondalup's Design Review Panel Local Planning Policy). • OBJECTION #3 This proposal for high density development in Connolly is not supported by the current City of Joondalup planning strategy or previous community consultation.

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NO.	COMMENT
198, 205 & 359	<p>Oppose A 14 storey building will be an eyesore and goes against the ambience of the suburb of Connolly. I can understand the desire to develop but building height consideration should be of paramount importance. I suggest 5-6 storey or lower, if this is not acceptable to owner then the scheme should be scrapped. High rise will not only impact on the beauty of Connolly, it will also have an impact on property prices, reducing the value of care and love put into many homes. Also I have looked at the very vague traffic impact statement which is so obviously biased in favour of development when it should be neutral. The roundabout on Country Club boulevard would be chaotic around 7.30-8am as would queues accessing Hodges Drive. Further, consider the danger to children cycling to the primary school. Go along Fairway Circle any school day to view youngsters crossing roads coming from all parts of the suburb, a large majority find their own way to school, not all are dropped off. I could go on, there are many negatives and very few (if any) positives. I feel it is the duty of the city to deny approval for this scheme or, at worse, restrict the structural level to a height which will blend in such that it does not detract from the beauty of Connolly</p> <p>Oppose (submissions 205 & 359) Will create traffic chaos, especially in the vicinity of Country Club Boulevard, Fairway Circle, and Connolly shopping area. Will intensify danger to pedestrians and cyclists, especially children Will be a blot on the skyline. No development should be higher than tree top level</p> <p><i>NB: Submissions 198, 205 & 359 were submitted by the same person. Submissions 205 & 359 contained the same comments. All comments have been provided.</i></p>
200	<p>Support I believe it would be a great opportunity for Connolly. It will boost local businesses, allow older residents to downsize and get young families into bigger home and the flow in effect will also help Connolly Primary with more student intake.</p>
202	<p>Oppose The golf course is going to be changed substantially if this 14 storey building gets approval. The information provided at a recent residents session did nothing to alleviate this conclusion. It appears to be a commercial decision by the wealthy Singaporean owners which is being considered by the local planning people in Joondalup as potentially beneficial to their housing problems. Situating between two fairways of the golf course there will be inevitable issues with errant golf balls impacting these buildings, similar to issues already happening with existing housing surrounding the course. I believe that the only beneficiaries of this proposal will be these wealthy Singaporeans and that this proposal could be first of many that the owners will agree to such that they milk this asset (the golf course) for as much financial benefit as possible.</p>


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NO.	COMMENT
204	Oppose The height and size is too great. The traffic will be an issue (most units having at least two cars). Site B is commercial use and planning states residential only. The impact/noise of chiselling two stories out of limestone bedrock (building and construction impact). There are 10 other sites please leave our green an pleasant Connolly alone.
206	Support I think it's a great step forward - more housing is sorely needed.
208	Oppose After going to the information meeting on Monday 10/02/25, i feel informed enough to be concerned. My wife and i moved to Connolly 3 years ago, we chose Connolly because in our opinion it has a unique feel to it ,and is often referred to as the village, as it has that village vibe, a community. Putting Huge high rise buildings in the Centre of the golf course will destroy that, this proposals will dominate the skyline for the whole suburb, as does the Arthouse in Joondalup. Which is only 3 stories higher. Thats without even thinking about an extra 500/600 residents, almost dropping on the suburb. I am hoping that common sense will prevail and Joondalup council will reject this proposal , please do not put profit before people.
209	Oppose The number of residents expected to reside at the development is too many for the current surrounding logistical infrastructure (roads, parking, etc...) Additionally, the golf course provides an open natural space within an urban setting where green space is at a premium for the extant community. We already have felt the adverse effects of the local marina build at Ocean Reef and to know that these effects will be further continued and compounded by another development which offers no reward to the current residents is bitterly disappointing.
210	Oppose Building too high. Will ruin the Connolly sky line. Tree top level (plus/minus) acceptable. Connolly infrastructure unsuitable for such a large population change. Connolly road system unsuitable large variation in traffic. Fairway circle used by many students to and from the primary school Please do not allow this monstrosity to proceed as indicated!!
211	Oppose (no comments provided)

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NO.	COMMENT
213	<p>Oppose The proposed 80 metre high multi-storey development is not in keeping with all the existing housing in the area. Connolly is exclusively a residential suburb with no industry or high rise development above 2 storey's. The opportunity clearly exists to increase the number of residents in Connolly using the available land adjacent to the golf course. It will help alleviate the demand for more housing in the area but to move from 2 storey's to even 10 levels, let alone 12 or 14 will destroy the existing neighbourhood and community cohesion.</p>
214	<p>Oppose I strongly think that the 14 stories appartments that has proposed, is going to far to high, also I'm worried about the traffic that will have a huge effect on the road leading Resort , particularly in an evacuation emergency , needs rethinking.</p>
214	<p>Oppose I oppose the proposed development due to its potential negative impact on Connolly's character and the safety of its residents. Connolly's green spaces, including those frequented by the local kangaroo population, are vital to our community's identity. This development threatens their habitat and raises concerns about their long-term survival. Furthermore, the increased traffic on Fairway Circle will significantly impact safety. Currently, I feel my children are very safe walking to and from school and riding their bikes to the local park. The added congestion will create a dangerous environment, particularly during peak hours. I urge the council to consider the detrimental effects of this development on our community's wildlife and the safety of its residents, not to mention the fire hazard of having one road in and out for the whole of spyglass residents, the resorts and for a further 400-800+ vehicles from the development should there be a fire.</p>
215 & 217	<p>Oppose Proposed Development at the Joondalup Golf Course I wish to register my strong opposition to the proposed development which in my opinion will simply destroy the relaxed atmosphere of Connolly. Our property looks straight at the proposed development. My main objections are listed below: <ul style="list-style-type: none"> • Where is the Environmental Impact Study. • We have endangered 'Black Carnaby / Cockatoos' whose habitat will be destroyed, together with all the other wildlife in the area. • There is not enough amenities or green space shown to support 190 families, for children to play, so they will be playing on the golf course which will be very dangerous. • There is already limited green space in Connolly. • They will have to remove all the trees nearby to even start building. • As they will be building on a rock foundation the noise of construction will go on for quite some time. • There is no current traffic study & the existing road is inadequate which will therefore lead to major congestion, not just in the proposed area but throughout Connolly. • They are building in a Major Fire Risk area, there has been two major fires that I know of (see attached). • [REDACT] refused to insure our house as we were in a Fire Risk area. • The Glare from 14 stories of glass will be unbearable. </p>

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NO.	COMMENT
	<ul style="list-style-type: none"> • The Noise from 190 families with over 400 cars etc will be a major problem. • Over 400 extra cars will also become a major parking problem. • Our Hospital & Police are not able to cope with the current population let alone an extra 190 families. • CRIME will be a big issue as with all large developments, plus they will be able to look directly into our homes & see when we are at home or not. • Our Visual privacy will be gone forever. • Ancillary & Incidental Impact is way above the guidelines for the area. • A major concern is that they will apply for FIRB approval off plan as they did in Long Island Pass. Resulting in units being sold to overseas investors who will not even live in them but use them as a tax dodge. • Current Zoning is Private Community Purposes. This proposal is not compliant. • There is no train station nearby or any adequate public transport. <p>I am in favour of change but only where it is beneficial. This proposal is not beneficial for the residents of Connolly. Therefore I strongly oppose it.</p>  <p><i>NB: Submissions 215 & 217 are from the same person with the same comments.</i></p>
218	<p>Neutral</p> <p>I am not against development, but have concerns about the maximum height of 14 storeys. I think it is too high for the area and will be much higher than the current tree level. Maybe the maximum height is tree level.</p>
219	<p>Oppose</p> <p>Inappropriate location of multi story high density residential development.</p>
220	<p>Support</p> <p>I fully support the proposed development proposal. This initiative is long overdue and will significantly uplift a tired and outdated area. The new development will not only enhance the aesthetic appeal of the neighborhood but also bring much-needed modern amenities and infrastructure improvements. It's a positive step towards revitalizing our community and fostering a better quality of life for all residents. Let's embrace this change and look forward to a brighter future for our locality.</p>


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NO.	COMMENT
221	<p>Oppose This proposed development is unacceptable. It will not only destroy the character of Connolly but also endanger its residents. We cannot afford to lose the green spaces that provide habitat for our local kangaroo population – they are an integral part of our community. The increased traffic on Fairway Circle will turn a safe and family-friendly area into a dangerous thoroughfare. My children's safety walking to school and playing in the neighborhood is non-negotiable. Moreover, the single access road serving Spyglass, the resorts, and this proposed development creates a terrifying fire trap. The council must reject this proposal and protect our community.</p>
222	<p>Oppose Absolutely not in keeping with the low density family orientated zoning of this quiet suburb. No infrastructure to support the increase in people and traffic.</p>
223	<p>Oppose This area is zoned low density family oriented area with no infrastructure or open space to handle the amount of traffic, people, and cars. Also environmentally disastrous for the suburb</p>
224	<p>Oppose Too tall, too massive, too noisy</p>
225	<p>Neutral My concern is how much more traffic would be added to Fairway Circle and the Roundabout with Country Club Boulevard to reach the proposed development.</p>
226	<p>Oppose This proposal for residential development at the Joondalup Resort, while presented as an enhancement, represents a detrimental intrusion into a well-established and cherished community. It poses significant risks to the existing environment, infrastructure, and the overall quality of life for residents of Connolly and surrounding suburbs. This development, driven by profit rather than community benefit, should be rejected outright.</p> <p>1. Environmental Devastation: Loss of Mature Trees and Impact on Fauna: The proposal's claim of a "landscaped setting" conveniently ignores the inevitable destruction of countless mature trees. These trees are not merely aesthetic; they are vital to the local ecosystem, providing habitat for a diverse range of bird species, including the iconic Carnaby's Black Cockatoo, and are frequented by kangaroos. The proposed development will fragment their habitat, likely leading to a decline in their populations. The long-term environmental consequences of this deforestation cannot be understated. Increased Fire Risk: The density of the proposed development, coupled with the loss of established trees, significantly increases the risk of bushfires. The existing open spaces and mature trees act as natural firebreaks. Replacing them with buildings and increased human activity creates a tinderbox effect, endangering both residents of the new development and the surrounding community. The proposal fails to adequately address this heightened fire risk. Water Consumption and Runoff: Increased residential density will inevitably lead to higher water consumption, placing further strain on already limited water resources. Furthermore, increased hard surfaces will exacerbate stormwater runoff, potentially leading to erosion, flooding, and pollution of nearby waterways.</p> <p>2. Strain on Existing Infrastructure and Services: Traffic Congestion: The proposed development will add a significant number of vehicles to already congested roads, particularly during peak hours. The existing infrastructure is simply not designed to handle this increased traffic volume. This will lead to longer commutes, increased frustration, and a decline in air quality due to idling vehicles.</p>

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NO.	COMMENT
	<p>Overburdened Amenities: Local schools, medical facilities, and other essential services are already under pressure. The influx of new residents will further strain these resources, potentially leading to overcrowding and reduced quality of service for everyone. The proposal offers no concrete plan to address this increased demand.</p> <p>Inadequate Parking: The proposal's parking provisions are likely insufficient for the anticipated number of residents and their vehicles. This will lead to on-street parking congestion, impacting residents of existing homes and creating safety hazards.</p> <p>3. Negative Impact on Community and Lifestyle:</p> <p>Increased Crime Rates: Higher population density is often correlated with increased crime rates. The proposal fails to address the potential impact on community safety and the need for additional policing resources.</p> <p>Loss of Amenity and Character: The unique character of Connolly, with its spacious green spaces and tranquil atmosphere, will be irrevocably altered by this high-density development. The proposal prioritises profit over preserving the existing lifestyle enjoyed by residents.</p> <p>Devaluation of Existing Properties: Increased density and traffic congestion can negatively impact property values in the surrounding area. Existing homeowners will suffer financially as a result of this ill-conceived development.</p> <p>4. Flawed Justification and Lack of Transparency:</p> <p>"High Quality" Development - A Hollow Promise: The proposal's claim of "high quality" development is a vague and unsubstantiated assertion. There is no guarantee that the final product will live up to this claim, and the community has little recourse if it falls short.</p> <p>Lack of Community Consultation: Meaningful community consultation has been conspicuously absent throughout this process. Residents have not been given adequate opportunity to express their concerns and have their voices heard. This lack of transparency is unacceptable.</p> <p>This proposed development represents a short-sighted and detrimental intrusion into a thriving community. The environmental risks, strain on infrastructure, negative impact on lifestyle, and lack of transparency surrounding this project are undeniable. It offers no tangible benefits to the existing residents of Connolly and will, in fact, significantly diminish their quality of life. For all of these reasons, this proposal should be rejected in its entirety. The City of Joondalup must prioritise the well-being of its current residents and the preservation of its natural environment over the financial gain of developers!!!</p>
227	<p>Oppose (no comments provided)</p>
228	<p>Support Perth is in desperate need of these sort of developments to allow senior citizens to downsize. Joondalup Resort is such a wonderful place to go and to live in these high-quality apartments would be an amazing lifestyle.</p>

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NO.	COMMENT
229	<p>Oppose</p> <p>My property backs on to Country Club Boulevard (near the intersection of Spyglass Grove and Country Club Boulevard). We have open fencing (as per strata requirement) and our Master bedroom faces Country Club Boulevard.</p> <p>There is already significant pedestrian and vehicle traffic on this section of Country Club Boulevard, as the only access road for Golf Course and Hotel patrons and vehicles servicing these facilities (e.g. delivery trucks).</p> <p>Pedestrian and vehicle traffic is high in the mornings due to arriving golfers and workers and high at night time due to hotel guests (with loud and drunk people walking by a common occurrence). The noise from existing traffic is already disruptive. The planning proposal will significantly increase the foot and vehicle traffic and associated noise and disruption on this small road substantially.</p> <p>Additionally, there is an abundance of wildlife around this section of road (particularly kangaroos and native birds) who will be negatively impacted.</p> <p>Further, the planning proposal presents a risk in the case of fire, with timely evacuation from a single exit, a major concern.</p> <p>Lastly, the internet in this section of Connolly is very poor, with constant disruptions. If the planning proposal increases internet usage from the existing infrastructure, there is concern that the internet quality and reliability will be further reduced, impacting ability to work from home, use streaming services etc.</p> <p>In conclusion, as the owner resident of a dwelling that will be one of the most impacted by the proposal, I strongly oppose this planning proposal. The increase in traffic will negatively impact my and my neighbours health and wellbeing and enjoyment of the area.</p>
230	<p>Oppose</p> <p>I strongly oppose the proposed development of 12 and 14 storey appartments on a parcel of land surrounded by golf course fairways and in close proximity to existing residential homes it would be completely out of character with the small suburb of Connolly. A 14 storey building would not only negatively impact Connolly but also surrounding suburbs. Whilst I am not against the idea of appartments being built in this land, I strongly opposed to the height of 14 stories. The height should be limited to four storeys which we be closer to tree height and more in keeping with our suburb. I also have concerns with how sewage will be dealt with and would like more information on whether existing infrastructure will be used or upgraded if it won't be able to cope with the additional pressure put on it. I doubt that when the estate was built, 40 or so years ago it the sewage infrastructure was built to cope with another 190 dwellings. I have attached a photo of appartments in Dunsborough, a similar style would be more in keeping with Connolly.</p> 

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NO.	COMMENT
231	Support Good for the area and in a part of golf course that is at the lowest point of Connolly so won't be seen by many. Traffic won't be issue as close the main roads like Marmion, Hodges, Mitchell Freeway. There are more vehicles entering and leaving golf course on many days so not much increase.
232	Oppose I oppose this planning submission due to its size and height. This does not fit in with the surroundings and does not have appropriate access roads and will cause safety issues for the suburbs children especially. It directly affects the privacy of my own property and will add to the noise pollution from the extra traffic. The development is too big, too dense and obviously the height is not in keeping with the nature of the suburb.
233	Oppose All these apartments will disrupt the quite and beautiful neighbourhood of Connolly, not yo mention the extra traffic in and out of Connolly
234	Neutral (no comments provided)
235	Oppose Too much traffic in a lovely suburb. Will spoil the country ambience.
236	Oppose Increase traffic flow will make connolly streets unsafe.
237	Oppose I am not opposed to the entire development, but I am opposed to the planned height of the development. It is far too large/high, obtrusive for the proposed location. It will affect flora and fauna in the golf course. The number of people and cars to accommodate the proposed development can not be supported going in and out of Country Club Road. How will these people evacuate in an emergency? The recent fire in the clubhouse as an example. A building height of 4 to 5 storey's would be more acceptable to accommodate the additional residents to the Connolly community.
238	Support (no comments provided)
239	Oppose (no comments provided)
240	Oppose (no comments provided)
241	Oppose Absolutely not!!!! There is exactly zero benefits and multiple negative ramifications for local residents
242	Oppose (no comments provided)

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NO.	COMMENT
243	Oppose (no comments provided)
244	Oppose This proposal is very inconsistent with the suburban feel of Connolly and feel that it will dominate the surrounding area to the detriment of the current residents.(and peoples privacy) If the proposal was limited to a few stories maximum,(maximum 4 stories) it would be much better received and not as obtrusive. The current proposal of 14 stories would tower over the surrounding area and dominate the landscape with adverse affects on traffic and amenities.
245	Oppose The traffic impact is not supported under current information available for the area and cannot be substantiated with the limited calculations used. A proper current traffic count of the adjoining streets should be undertaken as the approaches are quiet residential streets and not designed for larger traffic volumes. The detail of public transport is biased also and not strictly correct. The 462 bus route is a limited service of weekdays only and therefore leaves the only public transport available in Caridean Street or further east along Hodges Drive.
246	Oppose Major concerns around the increased traffic, and adding high rise buildings and high density living to Connolly. Which will severely impact the kind of suburb Connolly currently is.
247	Oppose Dear City of Joondalup Planning Officers, I am writing to formally object to the Proposed Local Development Plan (LDP) for Lot 535 (No. 45) Country Club Boulevard, Connolly for the following reasons: 1. Zoning Non Compliance 1.1 Conflict with Current Zoning The subject site is zoned "Private Community Purposes" under the City of Joondalup Local Planning Scheme No. 3 (LPS3). This zoning is intended for community based and recreational facilities, not high density residential development. While Clause 19 of LPS3 allows Grouped and Multiple Dwellings under an LDP, such development must be incidental and ancillary to the primary community use of the site. However, the proposed development: - Dramatically alters the primary purpose of the site, prioritising private residential development over community use. - Reduces the availability of community and recreational space within Joondalup Resort. Objection: The proposal does not meet the test of being incidental or ancillary to the site's primary use, and may therefore be subject to legal challenge under the Planning and Development Act 2005 (WA). 1.2 Excessive Height as a Likely Negotiation Tactic The proposal seeks approval for a 14 storey building (80m AHD) on Site A, despite the fact that all other properties within a 200m radius are limited to just two storeys. This extreme height request appears to be a deliberate negotiation anchoring tactic designed to: a) elicit strong objections from the community, allowing the developer to later "compromise" on a lower—but still excessive—height while appearing to be cooperative.

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NO.	COMMENT
	<p>b) Set a precedent for high rise developments in Connolly, which would permanently alter the character of the area. Furthermore, the City of Joondalup's own planning policies and R Codes define building height restrictions based on zoning densities. For residential areas, the maximum allowable height is typically 6.9m (2 storeys), with an absolute maximum of 12m (3 storeys) in high density zones. The 80m (14 storey) height proposal is completely unjustifiable under these guidelines.</p> <p>Objection: The lack of precedent for high rise buildings in this location could be grounds for judicial review, as the proposal fails to align with the existing planning framework and local character.</p> <p>2. Community Objections & Amenity Impacts</p> <p>2.1 Significant Visual Amenity and Privacy Impacts</p> <p>The proposed 14 storey tower would:</p> <ul style="list-style-type: none"> - Severely impact privacy, as high rise residents will have direct line of sight into existing homes and backyards. - Dominate the skyline, creating an intrusive and overbearing structure in a previously low rise, suburban area. - Create a loss of visual amenity, fundamentally altering the open, green, and suburban character of Connolly. <p>Objection: The proposal is completely out of scale with the surrounding residential area and should be reduced to a more appropriate height.</p> <p>2.2 Inconsistent with the Character of Connolly</p> <p>Connolly is a low density, residential suburb known for its spacious streets, landscaped areas, and golf course community setting. The introduction of a high density, high rise development would:</p> <ul style="list-style-type: none"> - Completely disrupt the established character of the area, introducing urban style development into a suburban neighbourhood. - Set a dangerous precedent for further high rise buildings, further altering the low density feel of Connolly. - Create an eyesore that is visibly inconsistent with surrounding homes, which are predominantly single or double storey structures. <p>Objection: The proposed development is not in keeping with the existing urban form and character of Connolly, and approval of this project would permanently alter the suburb's appeal.</p> <p>2.3 Traffic Congestion & Road Safety Risks</p> <p>The Traffic Impact Statement (TIS) projects that 152 additional vehicle trips will be generated during peak hours, which raises significant concerns:</p> <ul style="list-style-type: none"> - The traffic data used is outdated (12+ years old) and does not accurately reflect current congestion levels. - Country Club Boulevard is already under strain, particularly during peak resort events. - No cumulative traffic impact assessment has been conducted for future developments. <p>Objection: The lack of updated and comprehensive traffic analysis is a serious flaw, and the proposal should not be approved until a full Traffic Impact Assessment is completed using recent data.</p> <p>3. Environmental Risks</p> <p>3.1 Loss of Green Space & Urban Heat Impact</p> <ul style="list-style-type: none"> - Large sections of existing green space will be removed, negatively impacting biodiversity and urban cooling. - The LDP fails to include a tree retention strategy, leading to potential heat island effects. - The proposed podium landscaping is insufficient to compensate for the loss of mature trees. <p>Objection: The developer should be required to conduct a full environmental impact assessment and implement clear tree preservation measures.</p> <p>4. Concerns Over the 10 Year Approval Period</p>

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NO.	COMMENT
	<p>The LDP seeks approval for a 10 year period, which is excessively long and raises serious concerns about the true intentions behind the proposal.</p> <p>4.1 Risk of Strategic Land Banking Rather than Genuine Development</p> <ul style="list-style-type: none"> - Approving a development plan for a decade without a firm timeline raises the risk that this proposal is simply being used to inflate the value of the golf course. - A developer may use the granted planning permission to artificially increase the land's valuation for sale, without any real intention to proceed with construction in the short term. <p>Objection: The 10 year approval period should be rejected in favour of a shorter, more structured timeline, requiring the developer to meet certain construction milestones within a reasonable period of up to 4, years, and face financial consequences if milestones are not achieved on time.</p> <p>5. Conclusion & Requested Actions</p> <p>Given the significant legal, community, environmental, and safety concerns associated with this proposal, I formally request that the City of Joondalup:</p> <p>1. Reject the LDP in its current form, due to:</p> <ul style="list-style-type: none"> - Excessive height and density that is inconsistent with local zoning and planning frameworks. - Significant loss of visual amenity and privacy for local residents. - A fundamental inconsistency with the established character of Connolly. - Insufficient traffic and environmental impact assessments. - Unacceptable uncertainty introduced by the 10 year approval period. <p>2. Require the developer to provide:</p> <ul style="list-style-type: none"> - A revised height proposal that aligns with the existing two storey character of the area. - A new Traffic Impact Assessment (TIA) using recent, accurate data. - A detailed environmental assessment with concrete tree retention and sustainability measures. - A shorter and enforceable project timeline, preventing land banking and speculative development. <p>Thank you for your time and consideration.</p>
248	<p>Oppose We don't need additional high rise buildings</p>

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NO.	COMMENT
249	<p>Oppose Fundamentally this development is totally out of character for the area and will be a blight on the visual amenity of the landscape. We moved here for the expansive views of the green space around the golf course and quiet safe leafy surrounds of Connolly. As a member of the Golf club and a local resident for >10yrs and >20yrs in Ocean Reef/Connolly, i am not opposed to "appropriate development" of the Resort, its not unreasonable they need to improve and slightly expand; BUT; not via multiple 14? storey high buildings that will block views of many of the residents and clutter the very heart of the suburb. Thats an outrageous idea and a sign of grasping greed by the developers! Furthermore, the scale of this expansion is likely to have a heavy impact on local traffic to access the location, and this will have direct or indirect impact, including the traffic in and out of Fairway Drive, and its internal roads to access the site. Also as we have grandchildren who walk to Connolly school we are deeply concerned on the impact that extra traffic will have during and especially after the construction phase. How is that to be accommodated without any more roads? Furthermore, this will impact wildlife in and around the golf course, already the natural remaining bush is limited for the kangaroos to hide and sleep etc. The loss of mature trees and the land clearing will be big impact on visual Amenity and the birdlife. The increased population itself will negatively impact the nature of this community, potentially leading to more accidents and even crime which is low. The whole idea of this Connolly space with the golf course resort in the centre of a series of golf course-bounding estates and a safe internal ring road for safe cycling and walking is to safely enjoy the vistas and environment. A lower rise expansion of the resort i can understand but not this high rise, 3 storey max. Already the high rise development inside the Joondalup city centre is a visual blight. In summary if council approves this it will be a betrayal of the town planning arrangements and the residents and i will vote against this. There will be other less obvious issues including water supply logistics for such a tall development and the potential for increased fire risk. This development proposal needs to be restructured to keep within a lower profile, with less density and less traffic and environmental footprint, else rejected. I strongly oppose!</p>
250	<p>Oppose (no comments provided)</p>
251	<p>Support We support a development going forward however with a caveat. However please reduce the height - even to 7 or 8 stories to avoid a tall monolith. I appreciate there are economies of scale but perhaps the extra appartments can be made up if the area was reconfigured and there was more sideways movement. Thank you.</p>
252	<p>Oppose Far too high. Impact to environment and negative visual impact on suburb.</p>

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NO.	COMMENT
253	<p>Neutral Support is conditional on the following considerations:</p> <ol style="list-style-type: none"> 1. Single point road access to the facility is not acceptable. It is a hazard in the case of an emergency or evacuation and restricts access by emergency services. 2. Parking is already restricted in the area. Provision must be made for at least two cars per dwelling otherwise major congestion will occur. Refer to Spyglass Grove and Long Island Pass for examples of this. Parking at the development must cater for the residents there and they must not be allowed to "steal" the existing parking facilities at the Resort and the Golf Club. 3. There appears to be no provision for amenities within the development. The facilities at the Golf Club are for Members only and an additional 500+ residents in close proximity will completely overload the facilities at the Resort. 4. A 14 story development is not consistent with current Planning Policy and the character of the area. The maximum height should be restricted to 60 metres. 5. There is nothing in the plan that provides anything for the existing Connolly residents like access to an increase in Public Open Space or to amenities. New residents will just be feeding off the existing infrastructure and amenities and overloading these facilities.
254	<p>Oppose The main concern in the proposed heights for the Hotel extension and high density accommodation. Connolly is a Joondalup suburb that is envied by many for it's leafy presentation without any high rise dwellings virtually all are sinle or double stories. Fourteen and Twelve stories will create many problems particularly residents closest to the proposed development.. I was informed that a survey was undertaken to find high density building sites within Joondaup and over 10 were found none of which were within Joondalup Resort. One of the points in the LDP Clause 4.2 states that "To ensure that the Standards of development is in keeping with surrounding development and protects the amenity of the area" No nearby structure are in keeping with such development. The only current residents who may be in favour of such a development could be tradespeople and Technicians (Electricians, Plumbers, Welders, Concretors, Stonemasons, Computer Technicians etc) and shopkeepers, cafe owners and medical people at the Connolly Shopping Centre.</p>
255	<p>Oppose (no comments provided)</p>
256	<p>Oppose I can see no benefits to local residents and businesses and the application is not consistent with established planning policies. It will detract from the character of our suburb with a terrible removal of trees, plus the problems with extended building works.</p>
257	<p>Oppose (no comments provided)</p>
258	<p>Oppose This proposed development is not suitable for Connolly. The proposed heights of the high density high rise blocks of 14 and 12 storeys along with the hotel extension of 6 storeys is not in keeping with this suburb and would destroy the feel of the suburb. The shadows that would affect the nearby housing would be such that it would ruin the residents aspects and views. The higher structures would virtually be visible to all residents close to the golf course south of Shenton Avenue. There would also be a lot of noise that could not be blocked from the higher units. The use of solar panels would be limited as the roof ratio to people living there would be low. The higher structures would be subject to lightening strikes being the highest for quite some distance which could impact electricity supply. If units were sold to overseas residents they could be let out for most of the year with possible consequences of loud parties and anti social behavior. I</p>

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NO.	COMMENT
	attended the meeting last night at the resort there had not been any inclusion of social housing which I thought was a requirement for such high density housing.
259	Oppose There are no real benefits to local residents and businesses and the application is not consistent with established planning policies and framework. It will detract from the character of our suburb with a terrible removal of trees, plus the problems with extended building works, noise and dust pollution and increase traffic of our narrow streets.
260	Support (no comments provided)
261	Support I support the proposal with a condition that the height is reduced by 4 stories on each apartment block that is 10 and 8 respectively.
262	Oppose This would have significant environmental repercussions for residents and local animal life. We must do everything we can to support our wildlife
263	Oppose (no comments provided)
264	Oppose (no comments provided)
265	Oppose Issues associated with roads and impact on natural fauna and flora are why I oppose this development
267	Oppose Please note I have tried to view the planning proposal but the link doesn't work. I used to live in Connolly and can only imagine the distress that current residents are experiencing. The golf course area is beautiful and offers much needed green space and trees for many of our native animals already challenged by the high human population and loss of natural habitat. The negative impacts of this proposed development are obvious but I'm struggling to think of any positives apart from provision of housing. There must be sites within Joondalup where high rise buildings would have less impact on both residents and nature. The removal of mature trees, especially when impacting already endangered birds, is heartbreaking. Please, please don't destroy even more habitat.
268	Oppose Impact on local roads and the huge impact on the natural wildlife and plants. This would be a terrible visible blockage for some of the surrounding properties.
269	Oppose No need to build something this high, no one wants to look at it, and this is not a holiday resort so who is going to be staying there

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NO.	COMMENT
270	Oppose The infrastructure in Connolly and surrounds does not support those development. Additionally it will detract from the nature of the suburb
271	Support We need to density living to cut down on expansive urban sprawl
272	Support Build it
273	Support (no comments provided)
274	Oppose Without information from the owners of the resort on how they would improve the hotel and golf club I am unable to support this as the hotel and clubhouse is in poor state
275	Oppose Due to the lack of details and the evasive responses at the residents meeting I am unable to support something that I can't make an informed decision on.
276	Oppose Our tree canopy is dissipating with all the development throughout our suburbs. We cannot let this development proceed. We cannot lose more trees or displace more wildlife. The trees in Connolly are unique, there are not many suburbs in CoJ with mature trees anymore. With the destruction of the land for the marina, supposed forever bush we cannot lose any more natural bush. We will become a concrete jungle, an absolute eyesore.
277	Oppose (no comments provided)
278	Oppose We don't want these high rise slums
279	Oppose (no comments provided)
280	Oppose It will look ugly. Maybe build housing for our homeless
281	Oppose (no comments provided)
282	Oppose (no comments provided)
283	Oppose (no comments provided)

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NO.	COMMENT
284	<p>Oppose I strongly oppose this proposal, mainly because of the height of the two apartment buildings. We chose to live in this suburb because of the green and natural environment surrounding the houses. I feel that to build these structures of eleven and thirteen stories on the golf course would totally destroy the ambience and peacefulness of the area. They would be visible from my house, and I do not want to see what amounts to be a tower block, in this quiet and green environment. Furthermore, the statement that they would be 150 metres from the nearest housing is a joke, considering the height proposed of 80 metres. It must also surely subtract from the enjoyment of the golfers using the course. I will also remind you of the 'protective covenant' that was in place when we purchased land, and the subsequent long lists of what could and (mainly could not) be done, to ensure that all dwellings fitted into the natural environment. I am not against a development in principal, but feel that a much smaller and height restricted project would be more acceptable, and would not dominate and destroy the ascetics of our beautiful suburb. I urge everyone not to be driven by what can only be greed in the desire to build such high rise blocks, and to totally reject what would most definitely be a 'blot on the landscape' for those of us who would be forced to look at it everyday.</p>
285	<p>Support As a former resident of Currambine before moving out to Ellenbrook I highly support this would bring much needed growth, tourism and support to the city of Joondalup</p>
286	<p>Oppose We strongly oppose this submission. It's crazy to suggest this proposal. We all live here for the lifestyle of living around the resort. The proposal would devalue our lifestyle and houses. The proposed plan is not consistent with the current planning frameworks & policies and not consistent with character of Connolly. We are a quite neighbourhood I believe they plan to remove most of trees which is definitely not keeping with Connolly. This plan would bring in noise, traffic & potential crime Please please do not allow this project to process</p>
287	<p>Support (no comments provided)</p>


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NO.	COMMENT
288	<p>Oppose I am totally against the proposed planning application. The proposed Local Development Plan shows 14 & 12 storey apartment blocks at a height of 62 metres along with town houses & additional hotel rooms which is totally unsuitable for the Connolly suburb. The proposed LDP is for 133 apartments, 7 town houses & 44 additional hotel rooms which will translate in the order of an additional 400 people plus associated cars to the Connolly area. The traffic forecast is totally unrealistic. All traffic will have to access & egress from Country Club Boulevard using a 15kph speed restricted single track road leading to a roundabout at the intersection of the Boulevard & Fairway Circle. What processes have been put in place to improve the local infrastructure. What impact will this scheme have on the environment, pollution levels & golf course to the Connolly area. What processes have been implemented on potential evacuation procedures should a bush fire erupted on the course similar to what happened a few years back. Connolly is not a City but a suburb made up of single & double storey family home In addition to the above these plans have been prepared by Element Advisory WA on behalf of Joondalup Hotels Pte Ltd (JHI) Joondalup Resort is owned by [REDACTED] [REDACTED] shareholders are [REDACTED] Why has this planning application been made by JHI & not the parent company [REDACTED]. Is the shareholder [REDACTED] aware & supports this proposal. does JHI have the capacity to put forward the proposed development. There is no indication in this proposal which identifies that JHI is acting on behalf of [REDACTED] Finally I would draw Council attention to the Audit report for [REDACTED] financial statements December 2023 under the heading "Basis for Disclaimer of Opinion" [REDACTED] My main concerns are 1. the impact & height of the apartments to the Connolly suburb & the golf course & that the proposal is fundamentally flawed by an oversized development on an undersized site. 2. the LDP will exceed the physical capacity of the supporting roads & car parking infrastructure on the Resort & Country Club Boulevard 3. I would like to understand what steps Joondalup Council are taking to ensure Joondalup Hotels Pte Ltd legally have a robust governance structure in place to ensure that this development will be a success.</p>
289	<p>Oppose Impacts the wonderful location, flora and fauna, surrounding suburbs and their value. Not something that we need to see, if highrises are required...build them in Joondalup hub.</p>
290	<p>Oppose The size and scope of this project are not in keeping with the spirit of the suburb. A two story building in keeping with the resort would have been understood and expected. The size of this building is more in keeping with Scarborough or in Perth City etc. This is also a sensitive area for the Carnaby population. The traffic through Connolly would be a significant issue.</p>
291	<p>Oppose (no comments provided)</p>

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NO.	COMMENT
292	Oppose Oppose. Definitely NOT supporting a high rise town in Connolly.
293	Oppose Too many stories high Therefore too many units
294	Oppose I see no benefit to us as local residents. Less open spaces. More traffic security issues.
295	Oppose (no comments provided)
296	Oppose (no comments provided)
297	Oppose It will ruin the neighbourhood aesthetics and increase traffic and parking congestion in this lovely neighbourhood
298	Oppose This proposal has not been thought through which is very concerning. Apart from visual impact, environmental, traffic etc. the LDP is not consistent with planning. Reasons for choosing a golf resort other than 10 other sites available. Is it revenue seeking for Council and Golf resort. No consideration for the community at all. Very disappointing of our local council if it is allowed to proceed.
299	Oppose No proposed amenities for Connolly residence. No protection for our fauna flora and beautiful surrounds. Extra traffic.
300	Oppose Not enough infrastructure to support this.

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NO.	COMMENT
3011	<p>Oppose</p> <p>I live directly opposite the proposed development Site A. Although I support some form of development in the country club, I am strongly against a development of this height. We moved here from London to get away from high rise buildings and pollution, we purchased this property 2 years ago purely due to the view at the back of our house and the current country feel that Connolly has as a green leafy suburb, we even installed a pool that now directly looks over the planned Site A. We were aware of possibilities of future development and agree that the Country club does need an overhaul, however we never thought that a high rise building would be placed here.</p> <p>I have uploaded photos that show the redevelopment image we have been supplied which I find very misleading, side by side with a picture I took standing on our balcony to show the realistic height of a building of this size and as I hope you can see, this will ruin this beautiful leafy suburb. Also attached are 2 photos, 1 taken from my upstairs lounge window and 1 from the bedroom window. The view we have would be completely destroyed, we would not see any of the blue sky from the inside of our house. I very much hope that this will not be approved or if it is it would be given a maximum height of tree-line being 20 metres. The building itself is not suitable for a suburb like Connolly, this is suited to Joondalup city centre. Townhouses or low level apartments would be much more suitable. At the recent meeting at the country club where the community were invited to ask questions, we were very quickly shown an image of a different layout, that showed town houses wrapping around the planned site rather than a high rise building, they said they had rejected this as it did not provide enough dwellings, I feel this could be revisited and adjusted keeping in mind a height restriction. Unfortunately they were unable to answer most the questions that were being asked, being told this would all be reassessed at the development application stage, well by then they have the height approval so we could be looking at even worse.</p> <p>The country club should be spending funds on repairing the fences surrounding the golf course that are totally wrecked and a complete eyesore before putting funds into additional building works.</p> <p>Unlike other Connolly residents, I agree that there is space for additional dwellings within the suburb but before this happens the Connolly shops are in desperate need of redevelopment. We do not even have a shop there where we can purchase basic foods such as bread and milk, adding additional dwellings would only add to more traffic issues on surrounding roads where we need to leave the suburb to purchase from either Currambine, Beaumaris or Heathridge shops. Also of importance is that no more trees will be removed from Site A. When we first moved in there were thousands of birds that used to perch on these trees, at sunset every night they would all fly away together, since they started removing some of these trees last year we have also lost the majority of the birds which is a real shame.</p> <p>Thank-you for taking the time to read this and I hope that you at the very least restrict the height of this development.</p> 
302	<p>Oppose</p> <p>Increased traffic volume and noise. Inadequate road system. Removal of trees will effect fauna and flora of what is currently a beautiful area.</p>

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NO.	COMMENT
304	Oppose Totally opposed to this project.
305	Oppose (no comments provided)
306	Oppose This is going to be an eyesore in the middle of our suburb, and will impact further on our public open space. It will increase the traffic in our already busy suburb given golf course, primary school and general suburb residents.
307	Support (no comments provided)
308	Oppose There is not any advantages to the residents of Connolly. It will be an eyesore, with increased traffic and no more amenities available. It will probably be sold as holiday apartments to overseas investors.
309	Oppose Visual eye sore in pristine nature area, not in character with the suburb or golfing experience, traffic a major concern, destruction of trees and effects on wildlife... spend the money on the tired resort and bring it back to a better standard.
310	Oppose This is a residential area not a commercial investment. Fairway circle has enough traffic on it. What a stupid proposal.
311 & 312	Support Believe it's a great opportunity for growth in our suburb <i>NB: Submissions 311 & 312 were submitted by the same person with the same comments.</i>
313	Oppose Joondalup resort land scape should be kept to its nature beauty if anything they should be redeveloping the hotel as not had a upgrade in years and it shows
315	Oppose DO NOT DO IT!!
316	Oppose I dont feel the proposed buildings suit the amenity of the area and are not consistant with the character of Connolly. The multi story buildings are intrusive on the residences that back onto the area - these houses currently have a beautiful outlook and do NOT deserve to have it taken away. The planned removal of most of the trees is definately NOT something I agree with. The birdlife, fauna and beautiful peaceful surrounds that make Connolly an attractive and desirable place to live MUST be preserved. Please do NOT tear up our suburb simply to create more unrequired buildings for the Resort.

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NO.	COMMENT
317	<p>Oppose More Noise in area: CURRENTLY: there is lots of noise from Joondalup resort it's self: noise from Freeway +Hodges Drive + Marmion Ave + Shenton Ave +School Traffic. The Increase in Traffic especially past and around the school area. There is no Local Food Store in Connolly for people to shop ie Milk / Bread ect. Buses /Public transport is poor. There is no Park and Ride Facilities available in Joondalup to catch the train. Flats: one 14 stories + one 12 stories High is just too High for the area why do they need to be so High and so many. It's meant to be a golf course with hotel facilities not a private exclusive expensive residential estate with no public facilities.</p>
318	<p>Oppose We don't need another Burswood here!</p>
319	<p>Support (no comments provided)</p>
320	<p>Oppose I have enjoyed living in Connolly since the late 1980's. It's a peaceful suburb with no issues of traffic problems. The golf course is a sanctuary for wildlife and flora and fauna, with beautiful surrounds. The proposed 14 story development is not in keeping with the surroundings. Building this will have a huge impact on the residents and the wildlife. The arrival of hundreds of new residents will heavily impact on the traffic causing congestion. I oppose the building of this in it's current form.</p>
321	<p>Oppose I'm a longtime resident of Connolly. The proposed new buildings, especially the multi story will impact our visual amenity and our privacy. The local development plan is not consistent with planning policies. It will not fit in with the character of Connolly. Multiple residences will increase traffic and impact us all. Lengthy building process will subject us residents to noise, excessive dust and possible health impact.</p>
322	<p>Oppose (no comments provided)</p>
323	<p>Oppose Not consistent with the character of Connolly. The proposed building of a high rise is not in keeping with the ambience of a low rise suburb. Traffic will be severely impacted. It will ruin the area rather than enhance it.</p>

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NO.	COMMENT
324	<p>Neutral General Comments.</p> <ul style="list-style-type: none"> -I have not had sight of the motivation of the project from the owners as to why they propose to go into this investment, the financial structures, and the target market. Potentially, could it be for fly in fly out golfers who will have no interest in Connolly as a whole? -There is no indication as to whether Connolly has been identified by the City of Joondalup or WA State as a target suburb to increase stock because of the residential accommodation crisis. -The basis on which the number of apartments in the two main blocks (130) and a further 60 hotel rooms/or apartments has not been disclosed. If the secondary 60 rooms become an addition to the existing hotel room supply, would it not be better to channel the funds to upgrade the existing tired facilities? It is assumed the final configurations will be determined by the financial modelling of the whole project. -The website for 3 Glenelg Place (at the back of Connolly Shopping Centre) shows an approved development for a 4 storey, 27 apartment block. This has been in the pipeline for years with no action, with the property changing hands after project approval. This has created uncertainty for nearby residents and potentially affected the value of their properties. In any case, the impact assessment, e g traffic, services and apartment supply of this project needs to be taken into account and commented on. -In recent times there have been a number of failed apartment projects in Australia, leaving supposed owners out of pocket for money invested with no return. This could affect the interest of owners going into a project of this size on the basis of "off plan sales" -A REIWA report dated 12 February 2025 states that Connolly is seen to be the next suburb to join the one million dollar club in 2025 for residential accommodation. This is an annual growth of 13% meaning it is seen to be a suburb, as it is, as a popular place to live in. <p>Positives for the proposal</p> <ul style="list-style-type: none"> -Supply of residential accommodation when there is a major under supply. -Create something new for Connolly. -Potentially provide opportunities for the upgrade of Connolly Shopping Centre. -If structured properly, provide returns for the Joondalup Resort Owners to invest in the rest of the Resort facilities. <p>Negatives for the proposal</p> <ul style="list-style-type: none"> -Connolly is at risk of losing its existing identity as a community which is very happy with what it has at present. There will be an element of the existing community who will be opposed to change. -The impact on the rest of Connolly regarding traffic volumes, potentially security and the safety of school children on busier roads and paths, no matter what the standards to be compared with indicate. -The planned 130 apartments plus another 60 rooms/apartments is too many. The 14 and 11 storeys configuration is too high and impacts on surrounding areas because of the scoped effect. Consolidating into blocks would reduce the height but a better plan would be to reduce the main apartments to 70 (in block form) and to re consider the feasibility of the secondary area of hotel rooms/apartments.
325	<p>Oppose Horrible idea in Connolly. Can't think of a worse eye sore than apartment towers booming up in the middle of a quiet leafy suburb that has maintained a tree canopy - don't strip it from there too! Find an alternate location.</p>

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NO.	COMMENT
326	Oppose This is a ridiculous proposal for a residential area if is really needed put it in a business precinct perhaps next to the council offices.
327	Oppose Having a big development like that will have a massive impact on surrounding roads with more traffic. Having been a resident for the last 28 years in Connolly maybe they should upgrade the resort that's very run down.
328	Oppose Connolly is a small suburb and does not have the infrastructure to absorb the amount of new residents this proposal would bring . Traffic would become a nightmare. Parking for the shopping centre would become a problem. And the idea of putting such tall buildings in our area would ruin the aesthetics of our lovely suburb. The removal of trees and murder of local fauna would cause horror and heartbreak to myself and fellow residents . This is not an appropriate suburb for high density living and I'm truly shocked that The City of Joondalup would even consider it. I will take whatever action is necessary to stop you from destroying our beautiful home suburb.
329	Oppose It's too over bearing for the community and local houses and would ruin the suburb
330	Oppose If our children and their children are our future, and this proposal goes ahead, it will rob them of their inheritance by devaluing their grandparents property. We have lived at this address for nearly 40 years, we chose this area due to its potential financial growth, peace & quiet, greenery and what is now a leafy suburb. This proposal would more than triple our current local population. Remove our greenery and replace it with pollution and disrupt our peace and quiet. Connolly was never designed to cope with such a population, the power, water and general services will not cope. Traffic will be horrendous and will be running 24/7, at present it is barely noticeable day or night. This proposal is not the right thing to do and any councilors or even the mayor allows this to happen they will not be in office at the next election. If it is secret ballot, then all will be voted out. I feel betrayed by the COJ and can hardly believe this is even being contemplated. If such high density living is required, build it in a new area away from established suburbs where residents can decide if they want to be near it. East of the Joondalup town centre, overlooking the lake at Neil Hawkins would be a better choice. This proposal is simply a money spinner for the owners and they have no interest in the residents and will most likely mislead council just to get the go ahead, and not live up to agreements and or expectations or honor agreements, being offshore, they will become untouchable when things go wrong.
331	Support While I support the development, I think it would be better if it were less than 14 stories as this is quite high for the area.

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NO.	COMMENT
332	<p>Oppose</p> <p>Any development proposed for the joondalup golf course property should be restricted to golf activities only. High rise bldgs are inappropriate for the area. High rise bldgs on the golf course is not in character with the suburb of Connolly. A high rise property for residential purposes is especially, and totally out of character with Connolly.</p> <p>The high density bldg proposal will have an impact on local education, health issues, transport, vehicle access and numerous other local public institutions. Opposition to the development proposal cuts off on 18/2/25. This suggests undue haste in attempting to push through the proposal without the local residents having sufficient time to look at all aspects of the proposal.</p> <p>Connolly is not a suburb that should be afflicted by high rise development.</p> <p>Reckless regard is being given to the protection of local flora and fauna</p> <p>The area does not need to be inundated with a lengthy build, suffice to say that noise, heavy duty traffic and pollution etc will cause considerable harm to the area.</p> <p>Connolly Primary will not have the capacity for additional intakes, nor do local doctors.</p>
333	<p>Oppose</p> <p>The reason residents purchased housing in our area was because of the beauty of it. Practically all of the residents object to this project going ahead, though a lot do not use the internet to formally object.</p> <p>The already heavy traffic will be increased markedly, schooling places will be insufficient, flora and fauna will be grossly affected, views from residents' houses will be affected and the two proposed buildings are hideous. I attended a CRA meeting at the Joondalup Resort on Monday evening and the majority of questions could not be answered. We absolutely do not need an hotel and high rise apartments in this stunning area. One feels this is merely the current owners of the club making as much money as they can out of the club resort land. The local development plan is not consistent with planning frameworks and policies. Rock foundation removal means lengthy build, noisy, dusty, security issues. I could go on and on. We residents would like to know, categorically where these plans originated from. Lastly, your cut off date for this submission is unduly hasty.</p>

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
334	<p>Oppose Oppose in its current form, would support a lower density form. The Local Development Plan proposes a potential housing density that is significantly above the surrounding area, one that is not in keeping with the City of Joondalup housing strategies and above that which can be supported by the local infrastructure. The proposal also removes a significant number of mature trees and, accepting that this detail will accompany the final plans, is silent on where the infrastructure that exists in the identified locations will be placed, e.g. staff car parking, tennis courts and maintenance building. More specifically.... It isn't clear whether the 'New Northern Wing' is intended to be hotel accommodation or private apartments, irrespective the height of this wing is not in keeping with the hotel to which it will append and it will also remove views across the golf course. The Traffic Impact Assessment is not valid and does not support the proposal. It recognises the limitations due to the age of the available data, however it fails to recognise the additional infrastructure on the site since this time, such as the Lakeside function centre which regularly draws significant crowds, and suggests that the data has not changed. Claims that the nearest bus stop is within 800m are not correct, the distance is greater than 800m when it is considered that the pedestrian must follow the road; it is also noteworthy that the bus route mentioned, the 462, does not operate 7 days per week and the walk to the bus stop at weekends will be significantly longer. It is also unclear how the private access road could be upgraded to reach the standard of a local distributor road and enable safe pedestrian and cycle connections to the local road network, especially given that the resort currently chooses to not provide separated access to these groups. It must also be considered that golfers from the adjacent Joondalup Country Club have to cross the access road to gain access to the golf course creating a busy crossing point that is currently close to a tight corner. Consideration must be given to nearby amenities that do not support such high density living. The golf course is not public open space and the nearest public open space at the park is over 800m away, there is no nearby grocery store, doctors surgery, etc. All of which add to the traffic volumes that can be expected from the development. The report states that consideration of the nearby bush fire prone zone is not necessary. Given the single entry road into the site, the proposed density poses questions of safety if an evacuation from site is required for any reason, no alternative exit route exists and residents, hotel guests, attendees at functions, customers of the food/beverage outlets will all descend on the access road, whether as pedestrians, drivers, cyclists etc. This is the same access road that will be required for emergency vehicle access to the site.</p>
335	<p>Oppose (no comments provided)</p>
336	<p>Oppose I am writing to object to the Proposed LDP - 45 Country Club Boulevard, Connolly. See attached. Attachment: Listed below are my main concerns: Impact on the character and appearance of the area The proposed LDP multistorey grouped dwellings with hotel are suited for a high population or density centre, not a leafy suburb like Connolly.</p>

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NO.	COMMENT
	<p>The proposed LDP does not align with the existing surroundings. It's incongruent with the present character and appearance of the area. It does not fit in with the current aesthetic and architectural style of the surroundings. It completely detracts from the overall character and appearance of the neighbourhood. Preserving the character and appearance of an area is crucial for maintaining a sense of identity and community pride. It contributes to the overall attractiveness of the neighbourhood. This proposed LDP will have negative impacts on nearby property values.</p> <p>Impact on noise levels and pollution</p> <p>The proposed LDP has no clear indication on timeframe and is STAGED meaning residents could be exposed to the noise pollution and environmental issues from construction year after year.</p> <p>Noise pollution, dust and debris will drastically impact the quality of life for residents in the vicinity of the proposed LDP. Excessive noise generated from the construction activities, increased traffic, and the operation of the proposed project will have a significant impact on the well-being and mental health which will affect the quality of life for existing residents.</p> <p>Construction will disrupt sleep patterns, increase stress levels, and affect overall quality of life. Also has detrimental effects on the environment and public health for the neighbourhood. The City of Joondalup has duty of care to protect wellbeing of the residents and should not allow the proposed LDP to happen.</p> <p>Impact on the environment</p> <p>The proposed LDP will have a great effect on the local ecosystems. Pollution from construction activities, will cause the destruction of wildlife habitats, the loss of green spaces and totally destroy the existing ecosystem.</p> <p>This proposed LDP overlooks the impact on microclimate and scaring of the local animals away, which unlikely to return with all the noise and vibrations generated during construction period.</p> <p>The Design proposed has only left a few large trees. The artist impression has many more than on the actual plan which is deceptive and indicative of the developers intent and requirement to deforest for construction.</p> <p>No specific nature study has been conducted or submitted and there are serious conservation issues that need to be addressed including destruction on habitat for Australia native birds – Black Cockatoos.</p> <p>Another concern includes water pollution, soil degradation, and the strain on local resources like water supply and waste management systems. The environmental repercussions of the proposed development are not just immediate but can have longlasting effects on the local ecosystem and beyond.</p> <p>Impact on neighbouring properties and privacy</p> <p>This proposed multistorey grouped dwellings with hotel development overshadow and overlook existing surrounding properties and infringe upon the privacy of nearby residents.</p> <p>Maintaining privacy and a pleasant living environment is crucial for the well-being and happiness of residents. This potential unpleasant impact is a clear articulation of why this development is unacceptable.</p> <p>Impact on traffic and transportation</p> <p>As indicated in the traffic impact statement for this proposal, there will not be any modification to the existing roads network. The proposed LDP will without doubt increase congestion, affect local road networks, and create safety hazards for pedestrians and cyclists.</p> <p>How many hundreds of households will the proposed LDP multistorey grouped dwellings expected to accommodate? Is the existing infrastructure capable of accommodating this increased demand? There is no appropriate report / study being submitted to justify there is no need to change the existing local roads network.</p> <p>Impact on local amenities and services</p>

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NO.	COMMENT
	The proposed LDP project will lead to increased strain on existing infrastructure, such as schools, healthcare facilities, and public services. The proposed development will put additional strain on already stretched resources, such as schools, healthcare facilities, and public parks. It will result in the loss of important community spaces and facilities. Additionally, the development will affect the availability of essential amenities, such as shops, parks, or recreational spaces. As a result, it will undermine the quality of life for the local community.
337	Oppose Our suburb does not require such high rise buildings for the selective few in our area. It does not fit into any guidelines....why not move the apartments into Joondalup where high rise density is the aim. Also, you will be destroying the habitat if our native wildlife. Go do it in your own backyard and not ours. The property developers are only in it for the money and not the people who live here
338	Oppose 14 and 12 high properties are far too high and will impact on the Privacy of Connolly residents and visually will be awful this size of buildings should be in the city centre, even Joondalup City Centre does not have buildings this high. Joondalup council normally encourages Tree planting they even make it difficult to have trees pruned in the area, so therefore to approve the developers to remove trees goes against council policy and will impact more on visual appearance and privacy. Noise is a constant issue in the area due to all the main roads and freeway as well as the Golf course itself, additional properties and maintenance will only increase noise levels in the area, not to mention traffic. Public transport for Connolly is poor and there is No Trans Perth Parking at Joondalup for train use increasing cars on the freeway. There is no additional amenities for Connolly residents the area around the school is already very busy and parking is not good and often difficult for residents in the area to use the roads at busy periods. There is no local Grocery shops, nowhere to buy daily items such as Milk Bread or anything you might need. It's an approved golf course providing a green space in the area, not an area for a private exclusive expensive residential properties there are plenty of properties in Connolly already.
339	Oppose We have lived in Connolly for over 20 years and consider a development of this sort would be out of place and detrimental to the area being proposed for financial gain without any thought or consideration for the people that live here.
340	Oppose The proposal to build a multi storey building is totally out of keeping with the area and other buildings near by.

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NO.	COMMENT
342	<p>Oppose I am writing to formally express my opposition to the proposed Local Development Plan (LDP) for the development at 45 Country Club Boulevard, Connolly. While I understand the desire for growth and development in the area, I believe that this proposal is not suitable for the current infrastructure and character of Connolly.</p> <p>1. Road Infrastructure: The existing road infrastructure in Connolly is not adequate to support the proposed increase of 140 new residences. The roads are already experiencing congestion during peak hours, and this development will only exacerbate traffic issues, particularly on residential streets that were not designed for such high-density traffic. The local roads cannot cope with the added volume of cars that would be generated by 140 new homes, leading to a deterioration in road safety and quality of life for current residents.</p> <p>2. School Capacity: Our local schools are already at capacity, and an additional 140 residences will place immense pressure on educational resources. Given that families with children typically make up a significant portion of new residents in developments, the increase in student numbers will likely strain our schools further, leading to overcrowded classrooms and a reduction in the quality of education. The lack of immediate plans to expand local schools makes this a significant concern.</p> <p>3. Character of Connolly: Connolly is a small, peaceful suburb known for its quiet, low-density living and spacious residential areas. The proposed development does not align with the existing character of the suburb and is out of place within this environment. The introduction of such a large-scale development in a small community will disrupt the sense of space, privacy, and tranquility that current residents value. This development is far too dense and urban for a suburb that has long been defined by a suburban, family-oriented lifestyle.</p> <p>4. Aesthetic and Environmental Concerns: The proposed high-density development may also have a negative impact on the aesthetics and environmental quality of the area. As Connolly is characterized by its greenery and open spaces, the introduction of multiple dwellings could potentially diminish the visual appeal of the surrounding landscape, further compromising the natural beauty of the area. The impact of the additional residents on the local environment, including the demand for public spaces, parks, and natural resources, has not been sufficiently addressed.</p> <p>Conclusion: In conclusion, I strongly oppose the proposed Local Development Plan for 45 Country Club Boulevard. The development's scale is incompatible with the current infrastructure, school capacities, and the character of Connolly. I urge the City of Joondalup to reconsider this proposal and ensure that future developments align with the needs and values of the community.</p>
343	<p>Oppose development is not consistent with planning frameworks and policies. Height of proposed building - too high traffic impact on suburb is significant</p> <p>not opposed to a suitable development - say at height of tree line (3/4 stories) with smaller volume of housing/apartments</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
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NO.	COMMENT
344	Oppose The height of the buildings above AHD would result in a significant impact to the aesthetics of the area and would impact my wellbeing. The physical and social environment will be negatively impacted. I believe the number and size of residences can be maintained at a significantly reduced height. I suggest a maximum height above current height above ground level of 40m would be acceptable. As opposed to the current 62m above ground level.
345	Oppose The proposed height of the buildings would result in a significant impact to the aesthetics of the area and impact my wellbeing. The Physical and social environment will be negatively impacted. I believe the number and size of residences can be maintained with a significantly reduced height. I suggest a maximum height above current ground level of 40m would be acceptable - as opposed to the currently proposed 62m above ground level.
346	Oppose This proposition will negatively change the suburb forever, impacting dramatically on the fauna and putting them at risk. The shopping facilities at currambine will be impacted with limited parking, and make it difficult for locals to access services.
347	Oppose (no comments provided)
348	Oppose I don't fee this is beneficial to the community and the wildlife that live here n the golf course. The proposal is an eyesore aesthetically and will ruin the current community culture the golf course offers. Not to mention the increase of traffic around an already busy suburban road.
349	Oppose (no comments provided)
350	Oppose We are strongly opposed to this building proposal. It is not consistent with planning frameworks and policy for the area. Cutting down of more trees will impact the already compromised habitat of bird life, flora and fauna in the area. It is not consistent with the character of the suburb. Additional traffic is likely to be a problem also with such a high density living. We have limited amenities in the area already and given there is no additional amenities on the plan we fail to see how this will enhance our suburb.

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NO.	COMMENT
351	<p>Oppose I am opposed to the planning proposal for the following reasons: - The proposed building is far too high for the current landscape within Connolly. I believe that it would be inconsistent with the current building structures in the suburb and will dominate the surrounding area. - I am concerned about the noise and interruptions the building process will cause. As there is only one road into the proposed site, there will be disruptions to traffic and considerable noise concerns for surrounding houses. - I am also concerned that the proposed building will dominate the views from houses that live on the golf course. Currently the views are predominantly of the green golf course, however, the proposed building will be too imposing and would diminish the value of the views houses currently have. - There is a concern that if the building was to be completed, there would be an influx of people living in the suburb which will subsequently increase traffic within the area.</p> <p>I hope you consider these issues when making your decision.</p>
352	<p>Oppose I think this is totally out of character for the area and would be a massive eyesore in the middle of a beautiful suburb.</p>
353	<p>Oppose Comment 1 - Doubt of Predicted Number of Vehicles The Proposed Plan 45 indicates that Traffic numbers estimated are based on one (1) vehicle per dwelling at peak times. The average number of vehicles per dwelling in the 6027 Post Code area recorded by the 2021 Census is two (2). Also the average number of working persons per household exceeds one (1). REF- [HYPERLINK REDACTED] Will the proposed access and speed limitations to the facility be able to cope with anticipated vehicle peak periods? Will there be sufficient vehicle parking for visitors to the facility? Where is this located? Would peak parking spill over into the adjacent local amenity center? Will a roundabout or traffic lights require to be constructed at the intersection of Spyglass Grove and Country Club Blvd to ensure safety of existing residents? Will a dedicated pedestrian crossing be provided at the roundabout on Fairway Circle and Country Club Blvd to allow access to the many residents who utilize this circle footpath for exercise walks? Will the Plan be amended to reflect these facts? Comment 2 - Effect on Existing Public Open Space The Plan 45 does not provide details of proposed public open space for the residents. Will they have their own garden park space? walking trails? fitness centre? swimming pools? serviced public ablutions? community garden plots? Existing open space in Connolly is already below recommended guidelines due to the Golf Course supposedly providing area to compensate. Has the effect of over crowding and additional required car bays in these external parks been considered in the Plan 45? Comment 3 - Demographics Will the additional "anticipated" population of children be able to be accommodated in the existing local primary school facilities without the need for additional infrastructure where available room is non existent? Comment 4 - Demographics</p>

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	<p>Would consideration be given for a significant portion of any proposal be dedicated to over 55's to assist in relieving pressure on both parks and schools?</p> <p>Comment 5 - Building Height-Future Developments The building height as proposed is unacceptable and unnecessary when there is additional footprint available for lower height buildings. The only reason that lower heights are not proposed is purely economic and to allow additional adjacent high rise in future.</p> <p>Comment 6 - Unauthorized Works - Timings of Works The proposed site has been cleared prior to permissions being granted. This work has already provided a dust nuisance to Connolly residents. Will the site be reinstated to lawn during any planning process timeline? What are the proposed construction working days and hours, foundation construction techniques, vibration, noise, dust and traffic assessments for any possible future approved construction?</p> <p>Comment 7 - Maintenance of Existing Golf Course Boundary Fencing- Danger to Kangaroos. Existing timber fencing has not been maintained on the Eastern side of Country Club Blvd. This allows kangaroos to leave the Golf Course and endanger themselves to traffic. Will the proposed construction assess the impact on the existing kangaroo population? Will a new fence be provided to ensure the well being of the animals? In addition unnecessary star pickets along this fence line are a potential hazard to children in some locations. Will these be removed?</p> <p>Comment 8 - Value to Existing Connolly Properties It would be expected that the impact of any high rise and corresponding population density in Connolly would devalue current property values. What, if any, forms of compensation for this loss is proposed?</p> <p>Comment 9 - Resort Additions ONLY I do support the construction of additional rooms to the existing resort if these are constructed as a stand alone project and building heights do not exceed existing. The proposal to construct additional dwellings is at best incomplete and ill-considered and should be rejected and placed on HOLD until further design, data collection, and concerns of affected parties be addressed via further consultation. The community would have expected as a bare minimum, results of residents surveys published as "Frequently Asked Questions" or similar. These surveys are not apparent nor referred to within Plan 45 and would suggest that the Plan is being rushed for the benefit of the few without due consideration for the many.</p>
354	<p>Oppose I'm concerned such a high density development will be detrimental to the suburb and the animals residing on the golf course. Also the traffic on Fairway Circle will increase exponentially. Connolly prides itself on being a quiet, leafy neighbourhood.</p>
355	<p>Oppose The proposed height of the building would result in a significant change to the aesthetics of the suburb and negatively impact its physical and social environment and my wellbeing. I believe that the number and size of the residences can be maintained with buildings having a maximum height of 40m above the current ground level instead of the currently proposed 62m.</p>

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NO.	COMMENT
356	Oppose I think it'd degrade the natural feel if the area.
357	Oppose (no comments provided)
358	Oppose The proposed development will have a huge impact on the Connolly residents. It will will also increase noise pollution and traffic congestion in the quiet suburb. The proposed development adds no value or benefit to the local residents.
360	Oppose (no comments provided)
361	Oppose 1. Environmental Impact: <ul style="list-style-type: none"> - Losing the natural aesthetic of the suburb: The development on this scale could be harmful to the local community, environment, and biodiversity. Connolly residents have worked hard to preserve the limited green space we have; for instance, Carnaby Reserve which was created due to the lack of green space within the suburb and to mitigate the impact of the freeway. This reserve is an important habitat for the Carnaby Black Cockatoo which are currently in decline due to habitat loss. Cockatoos have been seen flying between the Carnaby Reserve and the area at the Joondalup Golf Course currently earmarked for development. Light pollution and noise are additional factors that could negatively impact the existing native population of kangaroos, birds, and the diverse flora and fauna. The area's biodiversity is a significant concern, and these disruptions could further harm the delicate ecosystem that wildlife depend on. - Green Spaces: Although the Joondalup Golf Course is off-limits to most Connolly residents as it is a private members' club, we, as a community, highly value the open space. Note, it was originally intended to be a community public open space as part of the requirements for the original establishment of Connolly until the City of Joondalup sold it off to private investors who subsequently closed it to the Public. It enhances the environment and contributes to our health and well-being, which is why we chose to live here. - The vista sweeps majestically across the suburbs of Connolly and Currambine, and you don't even have to be on the edge of the golf course to fully appreciate its breathtaking beauty. The views extend endlessly to the horizon, offering an unrivaled panorama. To introduce a development of this scale would be a tragic, hideous blot on the landscape. - We oppose this development due to the ongoing loss of green space, of which we have none, particularly for recreational use and wildlife habitat. Aside from the primary school oval, which is in substandard condition and unfit for its intended purpose—namely, a quality, healthy sports field for children, not a dog-walking park where dogs can foul. - Climate Change and Sustainability: Please state how the development will account for climate change mitigation. As residents of Princeville Tor, we have already experienced two significant floods; ref RIM91514: Flood affecting Princeville Tor, Connolly, 6027 - Wednesday 16 October 2024. Will the City of Joondalup be working alongside side flood prevention teams because this area is an ongoing concern and may have an impact on the proposed development? What strategies do the City of Joondalup have already and what adaptation strategies do you have for this development and Connolly? For example, what might arise over the environmental footprint, carbon emissions, or inadequate provision for green infrastructure to those citizens living in the community (e.g., parks, green roofs).

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	<ul style="list-style-type: none"> - The design proposes minimal greenery, such as hanging plants on every balcony and vegetation surrounding the building, in an attempt to offset the urban impact. This is not only woefully inadequate but also deeply insulting to residents, as it suggests that such token planting can truly mitigate the overwhelming scale of a development like this. Will the City of Joondalup be consulting with designers who possess the expertise to create buildings that seamlessly blend into the landscape, rather than imposing a structure that resembles Burswood? Why choose a design that clashes with the surrounding golf course and the low-rise nature of Connolly? It simply makes no sense. - Pollution and Traffic: We object because of fears of increased pollution (air, light, water and noise) due to construction and a significant increase in the number of vehicles on local roads. We would like to raise our concerns pertaining to air quality, water drainage, and waste disposal issues. <p>2. Overdevelopment and Population Density:</p> <ul style="list-style-type: none"> - Too Much Development: We argue that the proposed development is excessive and could overwhelm the already limited infrastructure, including roads, sewage systems, and essential public services like healthcare, education, transportation, utilities, law and order, public housing and public parks and recreation. All of which ensures a high quality of life and equal access to necessary resources for all citizens, regardless of their financial situation. Given that Connolly's infrastructure is minimal, we ask: how will the City of Joondalup accommodate such a significant increase in population? - Increased Congestion: We are concerned about the potential increase in traffic congestion and the possibility of off-road parking in surrounding areas caused by this development. Has the council considered the impact on local transportation networks? Please explain how the increased traffic flow will be managed, whether any changes will be made to the roads leading in and out of Connolly, and how public transport will be enhanced to accommodate the growing population. <p>3. Loss of Community Character:</p> <ul style="list-style-type: none"> - We have a unique community, and while we may be accused of resisting development, that is not our intention. Our concern is that high-rise buildings will fundamentally alter the character and aesthetic appeal of the neighbourhood. As it stands, the proposed development does not appear to enhance the area. We believe that high-rise living can foster a sense of isolation, as the scale and exclusivity of such buildings often limit opportunities for interaction in shared spaces. This could diminish the sense of community, especially when a large number of people are introduced all at once. Furthermore, we suspect that buildings of this nature in this location would likely attract a high proportion of investors or holiday rentals, rather than permanent residents. How, then, does the City of Joondalup foster a sense of community within an exclusive and potentially transient population? - We are also concerned about the style of the proposed development, as we believe it will alter the very fabric of our low-rise community, which currently enhances the natural contours of the landscape. The introduction of high-rise buildings, to be placed right in the middle of Joondalup golf course, is completely out of character with the area. Please explain why this high-rise development was considered and why the City of Joondalup thinks it will enhance the area. <p>4. Inadequate Infrastructure:</p> <ul style="list-style-type: none"> - Insufficient Infrastructure Capacity: We request that the City of Joondalup explain what potential issues may arise if local infrastructure, such as public transport, schools, and healthcare services, proves insufficient to support the increased demand. <p>5. Public Consultation and Process:</p> <ul style="list-style-type: none"> - Lack of Public Engagement: We feel that the development plan has not included sufficient consultation with the local community, which has led to concerns that our views have not been adequately considered. For instance, during the meeting on Monday 10 February 2025, at the Joondalup Golf Course, we were informed that the outlining planning directive was approved by the Council in December 2020. While we take full responsibility for missing this important deadline, in our defense we were dealing with a global pandemic that was claiming lives and threatening our livelihoods.

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NO.	COMMENT
	<ul style="list-style-type: none"> - Transparency Issues: Can the City of Joondalup please clarify how this development will be funded and whether any compensation will be provided to residents whose lives will be disrupted/blighted once construction begins? 6. Planning Policy Conflicts: <ul style="list-style-type: none"> - Non-compliance with Local Policies: Residents and interest groups object to the development as it significantly conflicts with the existing R20 zoning laws that govern the suburb of Connolly, where the maximum building height is limited to 2 or 3 storeys. This is particularly relevant to the entire Joondalup Resort buildings which are all restricted to a maximum building height of 2 storeys. 7. Impact on Property Values: <ul style="list-style-type: none"> - Decline in Property Values: We are concerned that this development could lead to falling property values and rents, potentially forcing long-term residents, many of whom have built strong ties to this community, to leave the area. 8. Health and Safety Concerns: <ul style="list-style-type: none"> - Construction Risks: Can the City of Joondalup provide a detailed table outlining any construction risks that may affect properties and residents near the construction site, including potential health and safety concerns, noise and pollution issues? Additionally, will construction impact the daily running of the Joondalup Golf Course, hotel and outlining resort? If so, when and for how long, and will construction affect any other external events. 9. Other Concerns: <ul style="list-style-type: none"> - Light Pollution: We are concerned that artificial light from this development will contribute to light pollution, which interferes with natural nocturnal rhythms for both humans and wildlife. - Noise Disturbance: As a resident living in Princeville Tor, we are particularly concerned about the potential noise, as we already experience significant noise from the hotel (and the freeway, a double whammy), which has a greater setback than the proposed development. - Bushfire Risk: The proximity of this large urban development is a cause of concern from an evacuation perspective, with only one road in and one road out. How will the City of Joondalup manage the bushfire risk at this site? <p>In summary: Have the local Whadjuk people of the Noongar nation been consulted regarding this development? I'm sure they would have much to say about yet another erosion of their land. The City of Joondalup professes to acknowledge their traditions, but does it truly have their culture and best interests at heart? Will these communities benefit from this development?</p> <p>Where's The City of Joondalup moral compass and duty of care to all of us that share this unique environment? The scale and magnitude of this proposed LDP/Development is driven by financial greed. To all intents and purposes, it is just 'wrong' on every level. Not forgetting that as per planning policy, high density belongs along the main transport corridors and not in suburbs that were never designed for it. A dangerous precedent would be set that will ruin the suburb of Connolly with this proposal, and future additional developments.</p> <p>As Joni Mitchell's song Big Yellow Taxi says, "They paved paradise to put up a parking lot".</p> <p>The City of Joondalup must not support this LDP proposal...Pleeeeeease"</p>
362	<p>Support</p> <p>I am supportive of all increases to the housing supply and building up rather than out</p>

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NO.	COMMENT
363	Oppose 14 Storey Apartments do not belong in Connolly It will destroy the Peaceful environment we enjoy. Build them in the Joondalup CBD Where there are many. I strongly Appose this Development
364	Support Design looks good and it will activate the area.
365	Oppose (no comments provided)
366	Oppose (no comments provided)
367	Oppose (no comments provided)
368	Oppose Dear Sir/Madam, I am writing to formally object to the proposed Local Development Plan 45 for Country Club Boulevard, Connolly, which includes the construction of a 14-storey building. As a resident and concerned member of the community, I strongly believe this development is inappropriate for the following reasons: 1. Incompatibility with Local Character and Amenity Connolly is a well-established suburb characterized predominantly by low-rise, one and two-storey residential buildings. The highest building in Connolly are two stories. The proposed 14-storey development is vastly inconsistent with the existing built environment and would significantly alter the character of the area. This stark contrast in building height and scale would be visually intrusive and out of harmony with the community identity. 2. Negative Impact on Residential Amenity and Privacy A high-rise development of this magnitude would overshadow nearby properties, affecting natural light and privacy for current residents. Additionally, the increased density could lead to heightened noise levels and a reduction in the overall quality of life for those living in the vicinity. Moreover, the building itself would be vulnerable to golf balls, leading to potential broken windows and property damage, which prospective owners would not be fully aware of. 3. Traffic Congestion and Parking Concerns The addition of a multi-storey residential complex is likely to generate a substantial increase in local traffic, leading to congestion on Country Club Boulevard and surrounding roads. The existing infrastructure is not designed to support such a surge in vehicle movement, posing safety risks to pedestrians and other road users. With 190 proposed residences, there could be over an extra thousand car movements a day, which the local access road is simply not designed to handle. This is particularly concerning given that the area is frequented by people strolling across the road with golf caddies and carts, increasing the potential for accidents and traffic conflicts.

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NO.	COMMENT
	<p>4. Environmental Impact and Loss of Green Space The proposed development will lead to the destruction of trees and adversely impact local wildlife habitats. The environmental implications of such a high-density construction project should be carefully considered, especially given the importance of maintaining green corridors in urban planning.</p> <p>5. Community Opposition and Social Impact The proposal is facing considerable community opposition, as the scale and nature of the development are not in line with local expectations. The potential for social disruption and dissatisfaction should be taken into account, as the proposal does not align with the community expectation or vision for the area. The design of the building is a significant concern. It is unsightly and more suitable for a dense urban environment, not a suburban area in the centre of a golf course overlooking surrounding properties. It would be an eyesore and completely out of character with the aesthetic appeal of Connolly.</p> <p>7. Uncertainty Regarding Construction Timeline One of the key concerns is that if approved, the commencement of construction may not occur for up to 10 years. This prolonged period of uncertainty would contribute to community anxiety and instability, affecting property values and the overall vibrancy of the neighbourhood. The golf course could be sold with development potential and brings future uncertainty about the area and golf course.</p> <p>8. Non-Compliance with Local Planning Policies The proposed development appears to deviate from the established planning policies and guidelines that govern building height, density, and urban design within Connolly. This raises questions about the appropriateness of granting such an approval.</p> <p>9. Suitable Alternative Development I am not opposed to development, but the scale of the proposed development is unacceptable. If a one or two-storey 25 dwelling, town house complex, like the Spyglass development, could be planned, without the need to destroy trees, it would be much more appropriate and in keeping with the local character and one that I would not object to. Such a development would maintain the community aesthetic integrity and be more compatible with existing infrastructure and amenities.</p> <p>Conclusion In light of the above concerns, I respectfully urge the City of Joondalup to reject Local Development Plan 45 for Country Club Boulevard, Connolly. The proposed development is incompatible with the existing character of Connolly, presents significant risks to local amenity and infrastructure, and faces strong community opposition. I appreciate your consideration of this objection and request to be kept informed about the progress of this application, including any public meetings or decisions made by the Council.</p>
369	<p>Support The design shows the existing mature trees remaining, and so I see this being a positive for the area. If any mature trees lining the golf course are impacted from the building site or for the laydown yard during construction then I oppose the development.</p> <p>I also hope that enough parking remains for golf and the resort. I wouldn't like for the new residents to clog up all of the parking.</p>
370	<p>Oppose We neither need nor want this building in Joondalup. The impact of the additional traffic alone would be a nightmare. Its bad enough now. The effect on the flora & fauna in the area would devastating. We would like to know what benefit this structure would have to the surrounding community?</p>

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NO.	COMMENT
371	Oppose (no comments provided)
372	Oppose Connolly and golf course is already getting enclosed by suburbia. There are so many trees and plants that are slowly being eroded which affects our wild life and sanity of people. Replant the felled mature trees will not support what is currently there. There is no need to build three buildings and with so many storeys. Connolly golf course is peaceful & unique. I go there not to play golf, but to enjoy the greenery, tall trees & the cockatoos that inhabit the area. Find another area in Joondalup which is developing into a large city. The units around ECU & police station have spoilt the natural beauty of Joondalup & no need to spread that into Connolly. It will be the same with the multiple units at Ocean Reef Harbour which their building site has already destroyed our beautiful coast line, fauna, animals & views. I and future generations do not want Connolly golf course to become the same.
373	Support The impact on surrounding properties is limited to what can be seen from around the golf course. It's no different to the visual landmarks like Arthouse in the Joondalup city centre. It's a unique offering in Perth and should be welcome.
374	Oppose (no comments provided)
375	Support (no comments provided)
376	Oppose (no comments provided)
377	Oppose The current plan will have a negative impact on local infrastructure such as roads, paths, schools. It will destroy green spaces and add to our heating suburb due to the concrete jungle
378	Oppose (no comments provided)
379	Oppose (no comments provided)
380	Oppose I oppose this proposal as it will cause immense traffic issues in Connolly. Its already busy enough during peak hours and we moved here as its a nice peaceful suburb to bring up kids with low crime rates. The population will increase - the resort is suppose to be a peaceful resort and I believe it will be over run with people and a big eye saw for connolly residents and people with memberships. I fell they can make money in other ways at the resort I love it the way it.

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NO.	COMMENT
381	<p>Oppose To Whom It May Concern,</p> <p>I am writing to formally express my strong opposition to the proposed large-scale building development plan - 45 Country Club Boulevard, Connolly. As a resident and property owner in this community, I am deeply concerned about the negative impact this project will have on our neighbourhood. The proposed development will significantly increase traffic congestion, strain existing infrastructure, and diminish the quality of life for current residents. Our roads and local amenities are already under pressure, and adding a large building complex will only exacerbate these issues. As there is only one exit out of this area, in the event of a fire evacuation, with the increased population in this small vicinity, it would be a disaster. I believe little consideration has gone into this matter</p> <p>Furthermore, the construction of such a large structure will disrupt the character and charm of our area. Additionally, this building proposal is not consistent with the Planning Frameworks and Policies that aim to ensure sustainable development, appropriate land use, and preservation of community values. Many residents, including myself, chose to live here because of its peaceful environment, community spirit, and green spaces. This development threatens to undermine all of these important aspects.</p> <p>I am also concerned about the environmental impact of this project. The removal of green spaces, long-standing trees, increase in noise pollution, and potential strain on local resources are all factors that need to be carefully considered. We need to protect our fauna, flora and beautiful surroundings.</p> <p>I urge the council to reconsider this proposal and prioritise the well-being of the existing community. There are alternative locations that would be more suitable for such a development without compromising the integrity of our neighborhood.</p> <p>Thank you for your attention to this matter. I trust that our concerns will be taken into serious consideration.</p>
382	<p>Oppose I dont believe it needs to be as tall as is proposed to be built. Less floors would be less of an eye sore and damage to the skyline</p>
383	<p>Oppose We have been Connolly residents and a debenture holder of Joondalup Golf and Country Club since 2010.</p> <p>The proposed development falls outside all existing framework, guidelines and policies.</p> <p>A building in the region of 14 storeys amongst the current single and double storey homes is ill conceived. If the average height of a tree is 20metres the building will be four times the height of the trees. Not in keeping with the character of the suburb.</p> <p>There appears to have been little consideration of the impact that the increased traffic will have, either on the local roads or parking in the vacinity.</p> <p>The Joondalup Resort and Golf & Country Club are world renowned. The picturesque golf course and resort surrounds will be damaged beyond recognition.</p> <p>There is only talk of removing trees none of replanting. Mature trees take a lifetime to establish and moments to destroy. We should be looking to protect our flora and fauna. We should safeguard our established parks and areas of green space.</p> <p>The building time frame will be significant because of the limestone foundation. Any dust and noise will be for a very extended period.</p> <p>The financial stability of the company proposing the development must fall into question. A headline in 'The Business Times. 5th February 2025' suggests that [REDACTED] a major shareholder of the proposed development company maybe sued for in excess of S\$100m. No one would want a building development of the proposed size that stalls or fails because of litigation or financial difficulties.</p> <p>What is the target market for the new development? Will it be for permanent residents, temporary visitors or overseas investors?</p> <p>We strongly oppose the current proposed development.</p>

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NO.	COMMENT
384	<p>Oppose The suburb of Connolly was initially built as a residential area surrounding a world class golf course resort. The construction of the proposed development would greatly reduce the ambience and comfort for local residents, not only during the Construction phase but on an ongoing basis. The impact of increased traffic flow in and around the area will have a significant and detrimental effect to the normally quiet surroundings streets. The existing hotel and buildings are in poor condition and in desperate need of repair. In my opinion money would be best spent on improving the existing amenities before embarking on a project of this magnitude. The proposed structures although an improvement on existing are way above normal height guidelines and thought must be given to neighbouring properties sitelines.</p>
385	<p>Oppose Been a Connolly resident for 26 yrs and these proposed new buildings on the golf course are only going to add to the problems in our community since we have very little parkland in our suburb our local recreation area the school oval suffers tremendous wear and tear can't imagine the worsening state to this space. Just one of many major concerns our family sees.</p>
386	<p>Oppose VERY INTRUSIVE TO CONNOLLY CHARACTER AND WAY OF LIFE IN A NUMBER OF WAYS.</p>
387	<p>Oppose to high buildings and transport problems.</p>
388	<p>Oppose Significant Traffic impact increase. Visually offensive not in keeping with Connollys character.</p>
389	<p>Oppose (no comments provided)</p>
390	<p>Oppose There are two reasons for my opposition; 1. I back onto Country Club Boulevard. The road is already noisy and i do not wish further noise pollution from trucks and tradies for the 2/3 years that construction will take, followed by increased traffic from new residents. 2. The height / size of the project is not complimentary to the existing ambience and visual look of the area. One only needs to look at that monstrosity high rise on Grand Boulevard.</p>
391	<p>Oppose I oppose the proposed local development plan for 45 Country Club Boulevard, Connolly, due to the presence of endangered red-tailed black cockatoos in the area. The development threatens their vital habitat, including feeding and nesting grounds. Protecting this species is crucial for maintaining local biodiversity. I urge the Council to reconsider the plan to safeguard this endangered population.</p>
392	<p>Support More development in Connolly would be excellent.</p>

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NO.	COMMENT
393	<p>Oppose We oppose the above proposal due to the following reasons.</p> <ul style="list-style-type: none"> - massive increase to traffic flow to the Connolly area meaning significant emissions and pollution impact. - the building proposal is way above guidelines for the area which if approved will have adverse impact on residents visual amenity, not to mention the potential increase to vermin the proposal will bring to the area. - reduces our already limited public open space - massive destruction to flora in the area - the noise, dust and security issues during the build phase the proposal will bring.
394	<p>Oppose Building height too high. 6 storeys would be more in keeping with the area. Otherwise an attractive design and would be supportive. Concerns about increased traffic on Fairway Circle leading to increased speeding. There are existing issues that will likely be exacerbated.</p>
395	<p>Support Fantastic location for this style of development. In centre of golf course and away from existing single house residential area. Entry/exit traffic will mostly impact Country Club Blvd which does not have driveways or houses. Will provide housing style and amenities much sought after by people wishing to downsize from the big houses locally, therefore hopefully release the larger houses for families to purchase.</p>
396	<p>Neutral I Feel that with this Development the increase in the number of Residents to Connolly could add a new Vibrancy to the community. More interest and community groups and perhaps the City could add extra facilities to the existing parks, like BBQ's and toilet facilities to encourage these groups. If there were more Residents then perhaps the Shopping Centre could be expanded, therefore become more viable, and able to offer extra services to residents. My concerns are the number of trees and native vegetation that could be damaged or removed to enable this project to proceed. This would have a flow on impact on the birds and wildlife in the area. The mature trees and birdlife are a feature in this suburb. Traffic congestion and safety on the roads in the suburb is a concern with the potential of at least 200 extra vehicles moving around. At this stage there is only one entry and exit point for residents of the new development, via Country Club Boulevard. Potentially hotel guests and golf club members may also need to leave the area at the same time, in the case of an emergency like a bushfire. The topography of the golf course could inhibit residents/guests leaving the area without alternate designated entry and exit routes, should Country Club Boulevard become inaccessible.</p>
397	<p>Oppose (no comments provided)</p>

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NO.	COMMENT
398	<p>Oppose</p> <p>The proposed development of 190 residences will mean an approximate population increase of 475 persons (assuming an average residential population of 2.5 persons). The estimated present population of Connolly is approximately 4000 persons or 1400 residences. This represents an approximate population increase of 12% or 13.5% increase in residential units. This is a very significant (and unacceptable) increase in population considering that it will all use a single entry road (Country Club Boulevard) and then provide a significant increase of vehicles using fairway circle in both direction. Such an increase has not, in most likelihood, been considered by the original developers when planning the road layout and likely traffic flows.</p> <p>With the development of a 14 level residential and 12 level hotel and There will also obviously be a significant visual impact on all the residences in the immediate surrounds of the Country Club.</p> <p>This development certainly appears to be in direct contrast to the general character of Connolly and for this and the reasons stated above should not be approved.</p>
401	<p>Oppose (no comments provided)</p>
402	<p>Oppose</p> <p>I oppose the planning proposal: (a) because contents of the LDP are deceptive or do not contain adequate information about the proposal at sites A and B, and also (b) because the LDP does not contain adequate information about social and environmental impacts on nearby residents in Connolly and its vicinity suburbs.</p> <p>My supporting document is attached.</p> <p>Attachment: Opposing the 45 Country Club Boulevard planning proposal</p> <p>1. Deceptive LDP Conclusion The Conclusion of the LDP consists of three sentences (page 13). The first and third sentences are introductory background remarks for the LDP. Contents of the second sentence are highly deceptive, because its key concluding remarks are not supported or discussed adequately in the LDP. In addition, the LDP contains the following disclaimer: "element accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report ..." (PDF page 2). The following two sections (2 and 3) of this document of mine explain the deceptive nature of the Conclusion.</p> <p>2. Lack of amenities The second sentence of the Conclusion of the LDP states "... will deliver a high level of amenity ..." (page 13). However, detail information of the "high level of amenity" within sites A and B is conspicuously absent in the LDP. The tennis courts were the most significant amenity in site B for several decades, but any comparable "high level of amenity" was not presented in the LDP. Car parking space at site B appears to be substantially insufficient for residents of the apartment blocks and their visitors. I envisage numerous cars being parked elsewhere at all times.</p> <p>3. Impacts on the nearby community</p>

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	<p>The same second sentence of the Conclusion also states "... minimising any impacts on the surrounding residential zoned land" (page 13). I consider these impacts are the greatest concern as a Connolly resident, yet the LDP is devoid of any meaningfully supportive information about "minimising any impacts on the surrounding residential zoned land".</p> <p>4. Environmental constraints Section 2.3 of the LDP (Environment and Heritage, page 5) is just one single-sentence section, and as follows is the full quote of Section 2.3: A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future."</p> <p>No information about this "desktop analysis" is provided for in the LDP. I agree that any 5-minute "desktop analysis of the site" would certainly find "no environmental or heritage constraints". I note that many trees have already been removed from sites A and B and from their immediate vicinity in the last 5 years. These trees provided Carnaby cockatoos with valuable shaded resting branches for many decades in the past. I consider that the proposed 14-storey and 12-storey apartments will result in both environmentally incongruent contrast to existing dwellings in Connolly and its nearby suburbs and intrusions on privacy.</p> <p>5. Substantial increase in dwellings, without adequate increase in suburban services Connolly had 1,408 private dwellings (2021 Census, ABS web page), but the developer is now proposing 160 apartments at site A (plus 30 hotel dwellings at site B) resulting in an 11% increase in dwellings (excluding the 30 hotel dwellings). About 2.3 or 2.4 registered motor vehicles were held per occupied private dwelling in Connolly (2021 Census, ABS web page). Who will be responsible for remedial civil works outside the golf course within Connolly and its surrounding vicinity for coping with massive increases in population, visitors and vehicles in Connolly?</p> <p>6. Long-term impact on golfers The Quarry 2 golf course, which has "Joondalup's signature "moon crater" hole" (Joondalup Golf Resort web page), is located adjacent to the proposed 14-storey and 12-storey apartments and 6-storey hotel. Golfers are likely to be disrupted by both noises from the apartments and the visual intrusion of the apartments. Dangerous or damaging miss shots at Quarry 2 T-mounds would increase to a great extent in numbers and result in a profusion of legal disputes between golfers and apartment residents. Golfers already require very careful entry into Quarry 1 and exist from Quarry 9 to cross the L-shaped point of Country Club Boulevard. This situation would become much worse after beginning of construction of the apartments and for ever. The patronage of golfers would gradually decrease in due course. This adverse situation would eventually result in the closure of the entire Quarry course. If this happened in the future, the owner company of the resort would have no commercially viable option but building gigantic apartment towers on the Quarry 1, 7, 8 and 9 sites. The new gigantic apartments would look down the proposed 14-storey apartments.</p> <p>7. The proposed hotel development is not a residential development "The purpose of this LDP is to facilitate residential development ..." (1.2 Purpose, page 2). I understand that the proposed hotel development on site B is NOT a residential development but a commercial development for long-term commercial operations and activities. I do not understand why such a commercial hotel development proposal is contained in the LDP.</p> <p>Summary I oppose the planning proposal: (a) because contents of the LDP are deceptive or do not contain adequate information about the proposal at sites A and B, and also (b) because the LDP does not contain adequate information about social and environmental impacts on nearby residents in Connolly and its vicinity suburbs.</p>

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NO.	COMMENT
403	<p>Oppose The golf course should be off limits to any development as it is a valuable green space in the middle of suburbia which contains habitat and food for wildlife, especially the black cockatoos which are starving due to the many trees that died during the summer last year and decreased habitat. The destruction of vital bushland for the the Ocean Reef Marina and the extensive development along the coast between Joondalup and Yanchep have also dramatically reduced their food sources in the area. The current housing crisis will not be benefited by this new development because it will not be affordable for the average low to middle class income earner who are likely the most affected by the shortage of houses.</p>
404	<p>Oppose Connolly residential property that boasts golf course views are very popular and attract high prices which ultimately affects the cost of all properties in the suburb. With views obstructed and spoiled by this development, the value of all property will be adversely affected. Residential property in the suburb surrounding the golf course is in great demand due to the natural and serene attractiveness of the landscape - this development will destroy much of that beauty and will not enhance the aesthetics in the area. With an increase in the number of properties that will be built within the proposed development there will be increased traffic pressure and congestion in and around Connolly during the building stage and on completion. I do not agree that the multiple dwelling development will cater for a range of housing needs in the Joondalup area (The proposed high end accommodation will not help with the housing crisis) and that it will ultimately devalue existing property by building above the tree line, destroying trees and replacing views of natural beauty with concrete structures. This multiple storey structure is not consistent with the character that exists at present. I do not envisage any advantages to local residents, businesses and traffic during and after completion of these multiple dwelling structures.</p>
405	<p>Support Brought to my attention by some exaggerated claims on social media. I read through the LDP, saw nothing objectionable, and therefore support it.</p>
406	<p>Oppose Connolly residential property that boasts golf course views are very popular and attract high prices which ultimately affects the cost of all properties in the suburb. With views obstructed and spoiled by this development, the value of all property will be adversely affected. Residential property in the suburb surrounding the golf course is in great demand due to the natural and serene attractiveness of the landscape - this development will destroy much of that beauty and will not enhance the aesthetics in the area. With an increase in the number of properties that will be built within the proposed development there will be increased traffic pressure and congestion in and around Connolly during the building stage and on completion. I do not agree that the multiple dwelling development will cater for a range of housing needs in the Joondalup area (The proposed high end accommodation will not help with the housing crisis) and that it will ultimately devalue existing property by building above the tree line, destroying trees and replacing views of natural beauty with concrete structures. This multiple storey structure is not consistent with the character that exists at present. I do not envisage any advantages to local residents, businesses and traffic during and after completion of these multiple dwelling structures.</p>
407	<p>Oppose The proposed buildings are far too high and will impact the surrounding residences negatively in the way of noise and light pollution, as well as overshadowing. It is ridiculous to change a local development plan to accommodate development. This is a beautiful golfcourse with native animals in natural surrounding. Changing a local development plan appears common practice at the City of Joondalup. It happened in our suburb and immensely impacted our quality of living.</p>

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NO.	COMMENT
408	Support (no comments provided)
409	Oppose I am objecting to height of new proposed development at the golf course. iwould agree to the development if it was 5 stories high or less
410	Oppose we don't need any more buildings or apartments.. we are losing wildlife as it is and an alarming rate and trees. We don't need anymore concrete jungles. choose a different area that you've already bulldozed and ruined.
411	Oppose (no comments provided)
412	Oppose (no comments provided)
413	Oppose Proposed dwelling is too tall for neighbouring residents. Visual pollution of skyline. Will directly affect my tree top view which was why i brought in the area. Nearest public transport bus stop is over 800m away. Connolly does not have any actual bus routes through the suburb. TIA information is out of date being 12 years old, not under 4 years. Development appears to bring nothing to the community, ie no public use spaces. No additional access for locals to the hotel facilities. No grocery shopping facilities in Connolly so must be an increase in traffic. Impact to wildlife, ie, Carnaby's and kangaroos.
414	Oppose Connolly does not have the infrastructure to support a 14 storey apartment building. There is no public transport, bus or trains. No grocery shop, only 3 fastfood outlets, no hairdresser, no high school, a small primary school, a small daycare centre, no medical centre, very limited and small public parks. Tenants will be driving to access these facilities elsewhere, which will greatly increase traffic. There will be no benefit to the local community, as we are not allowed access to many of the existing facilities at the resort ie, pool, bars and walking tracks. Displacement of wildlife ie kangaroos, snakes, bobtails and carnaby's. Disruption of our treetop view from home. Loss of privacy into our home from the apartments. Noise, dust and increased traffic from builders. Apartments will not assist with the current local housing crisis, as they will no doubt be out of the price range of the average person.
415	Oppose I disagree with the proposed HEIGHT of the 12 and 14 STOREY BUILDINGS as indicated by the Architect. I would like to see a MUCH LOWER PROFILE blending in more with the contour of the current landscape and existing tree canopy. I do understand that Perth is in need of smaller dwellings and infill in our suburbs but our beautiful suburb of Connolly needs to maintain the aesthetics of our current environment and green landscape.

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NO.	COMMENT
417	<p>Oppose I oppose the proposed development for the following reasons:</p> <ol style="list-style-type: none"> 1. The height of the development will adversely impact the visual amenity of the area and privacy for adjoining homes. 2. The proposed height is considerably in excess of the current guidelines for the area. 3. The proposed development is not consistent with the Planning Framework's and Policies, e.g. it includes the lot relating to the golf course in its assessment of predominately community use. 4. The design is not in keeping with the character for the suburb. 5. Reduces further the current community open space in the suburb. 6. The quantum of planned flora and fauna removal is materially significant and not in keeping with the CoJ's greener communities agenda. 7. Will significantly increase traffic flow on roads not designed for such, including Country Club Boulevard, which is required to be crossed by students cycling to and from the Primary School. 8. The topography of the site means it is unsuitable for required earthworks, as it is the bottom of an old limestone quarry, any works would be significant and noisy. 9. No planned amenities for community use, which is not in keeping with the zoning requirements. <p>This is clearly a cyclical attempt by the current owners of the site to try and gain zoning changes to enhance resale value of the land. I strongly encourage the CoJ to reject the proposal in full.</p>
418	<p>Oppose I am deeply concerned that this application, if it is approved by council will have an irreversible impact on the community and wildlife of our suburb and surrounding area. Past and present applications to construct commercial developments on golf courses such as Burswood, the Vines and Sun City have all proved to have a silent agenda for future secondary development which compounds the ecological and visual impact already ignored. When the Ocean Reef Marina development comes to fruition the above will be clear for all to see. the fish have already left, The Golfers and the local community of Connolly and the surrounding suburbs must stand and have their opposition heard loud and clear against such a proposal as this.</p>
419	<p>Oppose I am deeply concerned that this application, if it is approved by council will have an irreversible impact on the community and wildlife of our suburb and surrounding area. Past and present applications to construct commercial developments on golf courses such as Burswood, the Vines and Sun City have all proved to have a silent agenda for future secondary development which compounds the ecological and visual impact already ignored. When the Ocean Reef Marina development comes to fruition the above will be clear for all to see. the fish have already left, The Golfers and the local community of Connolly and the surrounding suburbs must stand and have their opposition heard loud and clear against such a proposal as this.</p>

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NO.	COMMENT
420	<p>Oppose</p> <p>This development is a monstrous carbuncle in its current form. It is clearly aimed at all concerned making as much money as possible, with little consideration for its impact on this well-established and much loved suburb.</p> <p>I do not oppose the development of this pocket of land, but this plan in its current form will ruin the aesthetic appeal of the area.</p> <p>This should be reviewed and scaled down to perhaps 6 or 7 stories in height.</p>
421	<p>Oppose</p> <p>1. Environmental Impact:</p> <ul style="list-style-type: none"> • Losing the natural aesthetic of the suburb: The development on this scale could be harmful to the local community, environment, and biodiversity. Connolly residents have worked hard to preserve the limited green space we have; for instance, Carnaby Reserve which was created due to the lack of green space within the suburb and to mitigate the impact of the freeway. This reserve is an important habitat for the Carnaby Black Cockatoo which are currently in decline due to habitat loss. Cockatoos have been seen flying between the Carnaby Reserve and the area at the Joondalup Golf Course currently earmarked for development. Light pollution and noise are additional factors that could negatively impact the existing native population of kangaroos, birds, and the diverse flora and fauna. The area's biodiversity is a significant concern, and these disruptions could further harm the delicate ecosystem that wildlife depends on. • Green Spaces: Although the Joondalup Golf Course is off-limits to most Connolly residents as it is a private members' club, we, as a community, highly value the open space. Note, it was originally intended to be a community public open space as part of the requirements for the original establishment of Connolly until the City of Joondalup sold it off to private investors who subsequently closed it to the Public. It enhances the environment and contributes to our health and well-being, which is why we chose to live here. • The vista sweeps majestically across the suburbs of Connolly and Currambine, and you don't even have to be on the edge of the golf course to fully appreciate its breathtaking beauty. The views extend endlessly to the horizon, offering an unrivaled panorama. To introduce a development of this scale would be a tragic, hideous blot on the landscape. • We oppose this development due to the ongoing loss of green space, of which we have none, particularly for recreational use and wildlife habitat. Aside from the primary school oval, which is in substandard condition and unfit for its intended purpose—namely, a quality, healthy sports field for children, not a dog-walking park where dogs can foul. • Climate Change and Sustainability: Please state how the development will account for climate change mitigation. As residents of Princeville Tor, we have already experienced two significant floods; ref RIM91514: Flood affecting Princeville Tor, Connolly, 6027 - Wednesday 16 October 2024. Will the City of Joondalup be working alongside side flood prevention teams because this area is an ongoing concern and may have an impact on the proposed development? What strategies do the City of Joondalup have already and what adaptation strategies do you have for this development and Connolly? For example, what might arise over the environmental footprint, carbon emissions, or inadequate provision for green infrastructure to those citizens living in the community (e.g., parks, green roofs). • The design proposes minimal greenery, such as hanging plants on every balcony and vegetation surrounding the building, in an attempt to offset the urban impact. This is not only woefully inadequate but also deeply insulting to residents, as it suggests that such token planting can truly mitigate the overwhelming scale of a development like this. Will the City of Joondalup be consulting with designers who possess the expertise to create buildings that seamlessly blend into the landscape, rather than imposing a structure that resembles Burswood? Why choose a design that clashes with the surrounding golf course and the low-rise nature of Connolly? It simply makes no sense.

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NO.	COMMENT
	<ul style="list-style-type: none"> • Pollution and Traffic: We object because of fears of increased pollution (air, light, water and noise) due to construction and a significant increase in the number of vehicles on local roads. We would like to raise our concerns pertaining to air quality, water drainage, and waste disposal issues. <p>2. Overdevelopment and Population Density:</p> <ul style="list-style-type: none"> • Too Much Development: We argue that the proposed development is excessive and could overwhelm the already limited infrastructure, including roads, sewage systems, and essential public services like healthcare, education, transportation, utilities, law and order, public housing and public parks and recreation. All of which ensure a high quality of life and equal access to necessary resources for all citizens, regardless of their financial situation. Given that Connolly's infrastructure is minimal, we ask: how will the City of Joondalup accommodate such a significant increase in population? • Increased Congestion: We are concerned about the potential increase in traffic congestion and the possibility of off-road parking in surrounding areas caused by this development. Has the council considered the impact on local transportation networks? Please explain how the increased traffic flow will be managed, whether any changes will be made to the roads leading in and out of Connolly, and how public transport will be enhanced to accommodate the growing population. <p>3. Loss of Community Character:</p> <ul style="list-style-type: none"> • We have a unique community, and while we may be accused of resisting development, that is not our intention. Our concern is that high-rise buildings will fundamentally alter the character and aesthetic appeal of the neighbourhood. As it stands, the proposed development does not appear to enhance the area. We believe that high-rise living can foster a sense of isolation, as the scale and exclusivity of such buildings often limit opportunities for interaction in shared spaces. This could diminish the sense of community, especially when a large number of people are introduced all at once. Furthermore, we suspect that buildings of this nature in this location would likely attract a high proportion of investors or holiday rentals, rather than permanent residents. How, then, does the City of Joondalup foster a sense of community within an exclusive and potentially transient population? • We are also concerned about the style of the proposed development, as we believe it will alter the very fabric of our low-rise community, which currently enhances the natural contours of the landscape. The introduction of high-rise buildings, to be placed right in the middle of Joondalup golf course, is completely out of character with the area. Please explain why this high-rise development was considered and why the City of Joondalup thinks it will enhance the area. <p>4. Inadequate Infrastructure:</p> <ul style="list-style-type: none"> • Insufficient Infrastructure Capacity: We request that the City of Joondalup explain what potential issues may arise if local infrastructure, such as public transport, schools, and healthcare services, proves insufficient to support the increased demand. <p>5. Public Consultation and Process:</p> <ul style="list-style-type: none"> • Lack of Public Engagement: We feel that the development plan has not included sufficient consultation with the local community, which has led to concerns that our views have not been adequately considered. For instance, during the meeting on Monday 10 February 2025, at the Joondalup Golf Course, we were informed that the outlining planning directive was approved by the Council in December 2020. While we take full responsibility for missing this important deadline, in our defense we were dealing with a global pandemic that was claiming lives and threatening our livelihoods. • Transparency Issues: Can the City of Joondalup please clarify how this development will be funded and whether any compensation will be provided to residents whose lives will be disrupted/blighted once construction begins? <p>6. Planning Policy Conflicts:</p> <ul style="list-style-type: none"> • Non-compliance with Local Policies: We object to the development as it significantly conflicts with the existing R20 zoning laws that govern the suburb of Connolly, where the maximum building height is limited to 2 or 3 storeys. This is particularly relevant to the entire Joondalup Resort buildings which are all restricted to a maximum building height of 2 storeys.

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	<p>7. Impact on Property Values:</p> <ul style="list-style-type: none"> Decline in Property Values: We are concerned that this development could lead to falling property values and rents, potentially forcing long-term residents, many of whom have built strong ties to this community, to leave the area. <p>8. Health and Safety Concerns:</p> <ul style="list-style-type: none"> Construction Risks: Can the City of Joondalup provide a detailed table outlining any construction risks that may affect properties and residents near the construction site, including potential health and safety concerns, noise and pollution issues? Additionally, will construction impact the daily running of the Joondalup Golf Course, hotel and outlining resort? If so, when and for how long, and will construction affect any other external events. <p>9. Other Concerns:</p> <ul style="list-style-type: none"> Light Pollution: We are concerned that artificial light from this development will contribute to light pollution, which interferes with natural nocturnal rhythms for both humans and wildlife. Noise Disturbance: As a resident living in Princeville Tor, we are particularly concerned about the potential noise, as we already experience significant noise from the hotel and the freeway, a double whammy. Bushfire Risk: The proximity of this large urban development is a cause of concern from an evacuation perspective, with only one road in and one road out. How will the City of Joondalup manage the bushfire risk at this site? <p>In summary: Have the local Whadjuk people of the Noongar nation been consulted regarding this development? I'm sure they would have much to say about yet another erosion of their land. The City of Joondalup professes to acknowledge their traditions, but does it truly have their culture and best interests at heart? Will these communities benefit from this development?</p> <p>Where's The City of Joondalup moral compass and duty of care to all of us that share this unique environment? The scale and magnitude of this proposed [REDACTED]. To all intents and purposes, it is just 'wrong' on every level. Not forgetting that as per planning policy, high density belongs along the main transport corridors and not in suburbs that were never designed for it. A dangerous precedent would be set that will ruin the suburb of Connolly with this proposal, and future additional developments.</p> <p>As Joni Mitchell's song Big Yellow Taxi says, "They paved paradise to put up a parking lot".</p> <p>The City of Joondalup must not support this LDP proposal...Pleeeeeease!</p>
422	<p>Oppose</p> <p>my opposition is to the height of the proposal, At 12 and 14 floors it is just to much for the surrounding area and not in keeping with the other homes and and atmosphere of the Connolly suburb.</p> <p>If this were to go ahead in its present form that would open up the chance for other land holdings to go for more height.</p>
423	<p>Oppose</p> <p>My objection is around the proposed height of the development (up to 80 metres) which will have a adverse impact on visual amenity and privacy for residents surrounding the golf course. As a resident of Connolly with this development there is a further reduction of our public open space.</p> <p>There will be a significant increase in vehicle traffic in our area and with currently one road into the golf course and one road out there is a potential safety issue for everyone with possible fire or emergency evacuation procedures.</p> <p>My biggest gripe over this proposal that as a resident of Connolly there is no benefit for us with this development with no new amenities or facilities that we could use.</p>

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424	<p>Oppose This dual high rise development is too tall and expansive for this suburb. The developers are transplanting the like of the Burswood resort into a small leafy suburb. Tree cover will suffer in and around this edifice and in the necessary widening and expansion of road access into the suburb to service additional residents. The likes of Fairway Circle and other routes into the suburb will become highways to serve the additional concentration of residents and services. If this has to go ahead then it should proceed in a more modest footprint and height in the scale of its surroundings. Do not use the pretext that this is an infill development to fulfil the needs of local government and potential homeowners, it is solely a development for wealthy clients generating obscene profits.</p>
425	<p>Oppose Please do not allow this development to take place. The last trees and native shrubs need to be retained for our wildlife and endangered black cockatoos and red tails which have taken up residence there due to their homes being bulldozed in other local areas. They are desperate for food and will become extinct if the ongoing land clearance here and other areas goes ahead. Please do not allow any further development in the golf course and surrounding area. Thank you for your wise Decision to retain the land for the native wildlife.</p>
426	<p>Oppose There has to be somewhere more suitable in the limits of the city of Joondalup for a development of this scale unless this is a money grabbing venture from the resort itself. Connolly is a quiet, leafy suburb with large trees and narrow roads which would suffer if this was to go ahead.</p>
427	<p>Oppose There seems to be an omission of any consideration of the potential environmental hazard to health for anyone choosing to live in the proposed development. Has any research been conducted to ensure that no serious head injury or loss of eyes is ruled out. Fact is that golf balls in flight are missiles and can do serious damage to people, animals and not to mention the problem of the broken windows. The insurance risk will be a burden to anyone living there in my opinion. I have nursed people with injuries from golf balls. they are known environmental hazards. If the development proceeds who will be the responsible person to direct any legal concerns to please?</p>

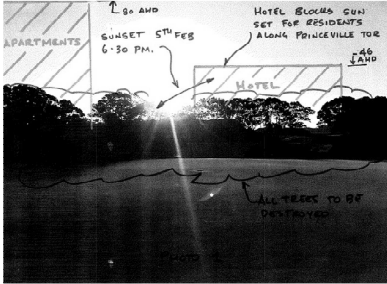
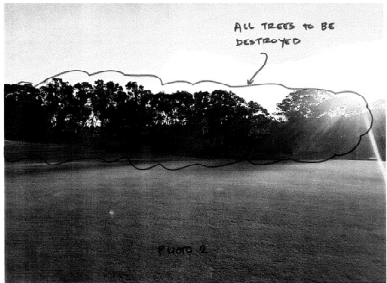
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NO.	COMMENT
429	<p>Oppose Loss of privacy Loss of outlook- we bought this block 30 years ago for the outlook and trees and space. The 14-storey apartment will be an eyesore - it will enable all occupants to look directly into our house and back yard. There will be additional light pollution Plus flashing lights for aircraft safety due to its height. Plus- when one building is built, it provides a gate way for others such as the additional 11 and 13-story buildings that have been proposed. The rights for the local residents must come before the business interests of overseas capital investment firm We object to any building being above the tree level - which limits you to 4 stories in height. Images have been placed on the Local Connolly chat group on FaceBook showing what a 14-story building will actually look like. It will be a monstrosity that will destroy the privacy and ambience of our suburb, and in particular it will destroy the privacy of the residents, such as ourselves who own a block on the golf course. The images used for illustration purposes by the COJ are fallacious in their representation. They should be made to have accurate models which they have chosen not to do for obvious reasons - so you need to make them! Your job is to look after us, your rate payers, not yourselves.</p>
430	<p>Oppose It will interrupt the quiet community that residents are used to, and there is not enough information provided for me to be comfortable with this decision going ahead.</p>
431	<p>Oppose I am writing to express my strong opposition to the proposed Residential / hotel development at Joondalup Resort. This project will have a damaging impact on the community.</p> <ol style="list-style-type: none"> The proposed development is simply too large for the area. Increasing the number of homes in the area will put pressure on local infrastructure such as doctors' surgeries schools, roads and possibly the underground sewage system. It would drastically alter the aesthetics of the area, replacing the existing greenery and open spaces with a monolithic, housing complex. This will have a detrimental effect on existing house prices during the construction stages. There is no mention of the duration of the whole project or how long each project will take. Residents will be exposed to noise, dust, and truck congestion for an unspecified number of years. Zoning - currently the huge buildings on plot B are only allowed to be incidental or ancillary to the resort. This design is way beyond that. What will be the highest number of workers on each project at the height of construction. Where are they going to park their cars? The LDP is substandard and vague. This makes specific comment or objection challenging. Item 2.3 from the proposal below is just one of many examples. <i>Extract from the proposal</i> 2.3 Environment and Heritage <i>A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future.</i> Seriously! How can a DESKTOP ANALYSIS determine that there are no environmental or heritage constraints for the subject site.

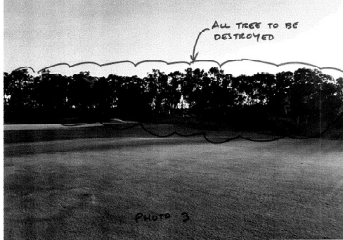

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NO.	COMMENT
	<p>This indicates that the person from the design team producing this analysis has not walked the site in question.</p> <p>Environmental Contraints refer to a variety of limitations and considerations that need to be considered during the design and construction of a project. These constraints include factors such as cultural and natural heritage, the sensitivity of habitats and eco systems.</p> <p>With the cutting down of majority of trees surrounding the sites, the noise and vibration caused by the site over many years. The eco system will be drastically affected.</p> <p>Birds {which include the black cockatoo}, Kangaroos, snakes, insects etc will all be affected.</p> <p>The sewage pumping station for the site will also cause smells and noise pollution.</p> <p>9. <i>Extract from the proposal Local Development Plan Enhanced Environment</i></p> <p>6. <i>Orienting the built form towards the view and optimising the solar aspect.</i></p> <p>It is a shame the designers totally disregard the solar aspect of the existing residents.</p> <p>The proposed buildings block out sunsets and sunrises for hundreds of residential properties surrounding the development.</p> <p>10. <i>Extract from the proposal</i></p> <p>2.1 <i>Site Location and Property Description</i></p> <p><i>The residential development is proposed to be located on underutilised sections of the site which are located a significant distance from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties, and as demonstrated in the visualisations.</i></p> <p>This statement is false. How can a 13-storey development have a minimal affect when viewed from the properties in Royal Melbourne Ave, Princeville Tor and other surrounding properties.</p> <p><i>The visualisations are of the potential development outcome which may be expected in the future. [Extract from the proposal Key Provisions Item 5].</i></p> <p>The visualisations do not represent a true view on project completion.</p> <p>The trees shown in the visualisations will take decades to grow to the height shown.</p> <p>Visualizations should be supplied showing the actual develop outcome, not one that could potentially happen 20 years after construction. The plan should indicate where the visualisations are taken from.</p> <p>11. The architectural visualizations included in the proposal have been cherry picked to show the buildings being hidden by trees and foliage. Where in fact, the majority of the trees surrounding the site will have to be felled. Leaving the buildings exposed. This is misleading and does not represent a true view of the completed buildings.</p> <p>12. Have the members of the golf course been informed that their normal leisurely, tranquil rounds of Golf. Will be replaced with looking at a noisy, dusty building site. The greens and fairways will be affected by the shading of the buildings. Holes number 1 & 2 will probably be closed while construction is in progress.</p> <p>13. We should not forget that the concept of the Joondalup resort was to entice people to move to the area and create a great environment to live. Surrounding blocks of land were sold with membership to the resort included. This concept has obviously changed to one of greed and not caring about the residents that help build Joondalup.</p> <p>14. The mental health and stress of local residents should be considered The constant site noise and distribution of living next to a building site over a unknown number of years will be harmful to anyone's health.</p> <p>15. An independent, non-bias company must be brought in, to supply shading diagrams for various times of the year.</p> <p>This is to ensure that shading does not affect the surrounding residential houses, blocking of sunlight, sunset, sunrise views and out door living spaces.</p>

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	<p>This could also impact solar panel efficiency. Proof that the development affects sunset views are shown in the 5 No photos below. They also give an indication of how numerous trees that will have to be destroyed on the project.</p> <p>Photo 1</p>  <p>Photo 2</p>  <p>Photo 3</p>

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	<div data-bbox="317 427 657 665"></div> <p data-bbox="317 670 394 695">Photo 4</p> <div data-bbox="317 695 585 1089"></div> <p data-bbox="317 1094 394 1118">Photo 5</p>

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NO.	COMMENT
	<div data-bbox="310 423 562 797"> </div> <p>16, Zoning Site B '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'. - The resort size is 70 rooms – the development is 130 dwellings. This is supposed to be incidental and ancillary eg granny flat or something small. This is greater than what is currently there.</p> <p>17. <i>Extract from the proposal</i> <i>Traffic Impact Statement</i> 6. Conclusion <i>From this review, the future development facilitated by the LDP can be accommodated by the local road network without modification. Further, the future development is unlikely to result in any safety impacts.</i></p> <p>No thought has gone into this statement. Once again, this shows that the person making this comment from the design team, has not walked through the site. During construction, large trucks, Cranes and heavy-duty delivery vehicles will constantly be traveling to and from the proposed site. They must travel through Country Club Blvd which is a narrow tree lined road. These types of vehicles will not be able to pass through Country Club Blvd without destroying the trees along it. Please see photo below of the Boulevard.</p> <p>It will be extremely difficult, if not impossible for two large vehicles to pass each other while traveling in opposite directions. This will also be dangerous for drivers exiting the resort guest car park along the Boulevard.</p>

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	<div data-bbox="317 427 793 857">  </div> <p data-bbox="317 857 1770 906">The photo above shows the path (which is positioned on a bend / gradient on the road) golf buggies take to the 1st hole and from the 9th hole of the quarry course, which crosses Country Club Blvd.</p> <p data-bbox="317 906 1770 954">This will be exceptionally dangerous for golfers in unstable golf carts, there are also speed humps which I'm sure the lorry drivers will not even see. These drivers are usually sat at a height well above the height of a golf cart and will not be able to even see a golf cart coming.</p> <p data-bbox="317 954 1545 979">The POSSIBLE future development is likely to cause many safety issues. Country Club Boulevard will have to modified or diverted.</p> <div data-bbox="317 979 852 1206">  </div> <p data-bbox="317 1206 953 1230">Birds eye view of Country Club Boulevard taken from Google Maps.</p> <p data-bbox="317 1230 1304 1255">18. The proposed development goes against a number of Joondalup's previous studies and strategy.</p> <p data-bbox="317 1255 1146 1279">What ever happened to Joondalup's Leafy City Programme? [HYPERLINK REDACTED]</p>

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	<p>What ever happened to the City of Joondalup Australia, Climate Change Strategy? [HYPERLINK REDACTED] The proposed development will affect The City of Joondalup winning any future awards. [HYPERLINK REDACTED] <i>What is the environment strategy of the city of Joondalup?</i> <i>In 2023/24 the city planted 2,253 trees as part of the Winter Urban Tree Planting program. An additional 1,677 trees were planted as part of the City's Leafy City Program. The Climate Change Strategy includes a target of planting a minimum of 1,000 trees per year. 19 Nov 2024</i> Will the City of Joondalup be so proud to mention how many trees that are required to be destroyed on this proposal? 19. I reserve the right to add or amend my objection at any stage. I expect a response to my objection within the next 28 days.</p>
432	<p>Oppose The proposed LDP 45 at Joondalup Resort poses a significant threat to the local environment, community amenity, and the unique character of the area. This development would not only disrupt the natural beauty and tranquility of the resort precinct but also increase traffic congestion, noise pollution, and strain on existing infrastructure. The Joondalup Resort is a valued recreational and tourism destination and introducing a high-density development in this space undermines its purpose and appeal. Approving Development 45 in its current status would set a concerning precedent for future overdevelopment in the region. May be other options should be put forward to Connolly residents, as at this stage there is no benefit at all to the residents.</p>
433	<p>Oppose I am terribly concerned with the destruction of native plant foods for the bird species and native animals who make the trees and bush their home. There is also the problem of increased traffic in and out of Connolly. Environmentally we should be planting more trees not pulling them out - I'm not a greenie but do appreciate the feel of nature around me and the rain that comes with tree canopy.</p>

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NO.	COMMENT
434	<p>Oppose</p> <p>I would firstly state that I am not opposed to some form of development at the proposed sites. What I am opposed to is the size of the proposed development. The purpose of the LPP is to ensure that the design complements the bulk and scale of the surrounding built form. A development of this size is in contradiction to the surrounding built form. The built is at a significant build height that will not compliment the existing residential development. It is many stories higher than acceptable for the existing build form of a residential suburb.</p> <p>Point 3 listed in the aims of the LPS3 states that it is designed to protect amenity by ensuring that the use does NOT result in significant adverse impact on the physical and social environment or the health and welfare of residents. Considering the number of dwellings that the development intends to build I argue that it is in conflict to point 3 of the LPS3.</p> <p>For one the significant number of dwellings would translate to a high increase in traffic on Country Club Boulevard (CCB). The traffic impact statement undertaken is a fallacy. CCB is classified as a local distribution road which has a capacity to carry up to 6000 vpd. This is an absurd number as Connolly as a suburb only has just over 1400 dwellings, if you assume that each dwelling owns two cars and goes two and from work/school each day, this would be getting close to the maximum allowed 6000 under one road. Imagine that blocking all exits off bar one in Connolly and see if that remaining road would cope. The traffic impact would be significant to CCB. There are many kids that ride to school that pass over CCB and the increase in the amount of traffic would have an impact. Urban infill needs to be planned smarter, around transport nodes, amenities. This does not address any of those needs. The public transport is too far away to be of any use (Hodges drive is almost 1km away and if we are trying to address an aging population then older people are not going to walk that distance to get to public transport). This is only catering for increasing the population of the area which is already stressed. It is not sustainable to simply increase the level of density of an area without the services to go with it. There are many places on this planet that have high density population and I would say the community values that we all hold highly here would be severely diminished if all we look at is increasing the number of people living in an area. We are already seeing the number of housing going up with the new marina, but we are seeing no plans to increase the services of the area.</p> <p>At the moment this development is only bringing a downside to the local community. There is absolutely nothing in the plan to enhance the impacted community. I would agree to the hotel side of the build as this would help to bring in tourists to the area, local hospitality jobs. However the size of the residential build is not consistent with character and nature of the suburb and would be a significant strain of the existing area.</p>

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NO.	COMMENT
435	<p>Oppose</p> <p>Foreword: I've spent my entire life in Connolly, and I love it here. The thought of one day owning a property in my community fills me with hope, as it offers so much—open space, wildlife and a thriving environment, all of which are important to me. However, a development of this scale threatens not only the charm of the area but also the possibility of locking me—and others like me—out of our community. I'd like to see a more thoughtful, low-rise development that prioritises the needs of local young people, with at least 10% of the build dedicated to affordable housing for us. Has the City of Joondalup considered this approach? I believe it's their duty to ensure that young people like me have a fair chance to get on the property ladder and secure some stability for our futures. Otherwise, it becomes another faceless development.</p> <p>1. Environmental Impact:</p> <ul style="list-style-type: none"> • Losing the natural aesthetic of the suburb: The development on this scale could be harmful to the local community, environment, and biodiversity. Connolly residents have worked hard to preserve the limited green space we have; for instance, Carnaby Reserve which was created due to the lack of green space within the suburb and to mitigate the impact of the freeway. This reserve is an important habitat for the Carnaby Black Cockatoo which are currently in decline due to habitat loss. Cockatoos have been seen flying between the Carnaby Reserve and the area at the Joondalup Golf Course currently earmarked for development. Light pollution and noise are additional factors that could negatively impact the existing native population of kangaroos, birds, and the diverse flora and fauna. The area's biodiversity is a significant concern, and these disruptions could further harm the delicate ecosystem that wildlife depends on. • Green Spaces: Although the Joondalup Golf Course is off-limits to most Connolly residents as it is a private members' club, we, as a community, highly value the open space. Note, it was originally intended to be a community public open space as part of the requirements for the original establishment of Connolly until the City of Joondalup sold it off to private investors who subsequently closed it to the Public. It enhances the environment and contributes to our health and well-being, which is why we chose to live here. • The vista sweeps majestically across the suburbs of Connolly and Currambine, and you don't even have to be on the edge of the golf course to fully appreciate its breathtaking beauty. The views extend endlessly to the horizon, offering an unrivaled panorama. To introduce a development of this scale would be a tragic, hideous blot on the landscape. • We oppose this development due to the ongoing loss of green space, of which we have none, particularly for recreational use and wildlife habitat. Aside from the primary school oval, which is in substandard condition and unfit for its intended purpose—namely, a quality, healthy sports field for children, not a dog-walking park where dogs can foul. • Climate Change and Sustainability: Please state how the development will account for climate change mitigation. As residents of Princeville Tor, we have already experienced two significant floods; ref RIM91514: Flood affecting Princeville Tor, Connolly, 6027 - Wednesday 16 October 2024. Will the City of Joondalup be working alongside side flood prevention teams because this area is an ongoing concern and may have an impact on the proposed development? What strategies do the City of Joondalup have already and what adaptation strategies do you have for this development and Connolly? For example, what might arise over the environmental footprint, carbon emissions, or inadequate provision for green infrastructure to those citizens living in the community (e.g., parks, green roofs). • The design proposes minimal greenery, such as hanging plants on every balcony and vegetation surrounding the building, in an attempt to offset the urban impact. This is not only woefully inadequate but also deeply insulting to residents, as it suggests that such token planting can truly mitigate the overwhelming scale of a development like this. Will the City of Joondalup be consulting with designers who possess the expertise to create buildings that seamlessly blend

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	<p>into the landscape, rather than imposing a structure that resembles Burswood? Why choose a design that clashes with the surrounding golf course and the low-rise nature of Connolly? It simply makes no sense.</p> <ul style="list-style-type: none"> • Pollution and Traffic: We object because of fears of increased pollution (air, light, water and noise) due to construction and a significant increase in the number of vehicles on local roads. We would like to raise our concerns pertaining to air quality, water drainage, and waste disposal issues. <p>2. Overdevelopment and Population Density:</p> <ul style="list-style-type: none"> • Too Much Development: We argue that the proposed development is excessive and could overwhelm the already limited infrastructure, including roads, sewage systems, and essential public services like healthcare, education, transportation, utilities, law and order, public housing and public parks and recreation. All of which ensure a high quality of life and equal access to necessary resources for all citizens, regardless of their financial situation. Given that Connolly's infrastructure is minimal, we ask: how will the City of Joondalup accommodate such a significant increase in population? • Increased Congestion: We are concerned about the potential increase in traffic congestion and the possibility of off-road parking in surrounding areas caused by this development. Has the council considered the impact on local transportation networks? Please explain how the increased traffic flow will be managed, whether any changes will be made to the roads leading in and out of Connolly, and how public transport will be enhanced to accommodate the growing population. <p>3. Loss of Community Character:</p> <ul style="list-style-type: none"> • We have a unique community, and while we may be accused of resisting development, that is not our intention. Our concern is that high-rise buildings will fundamentally alter the character and aesthetic appeal of the neighbourhood. As it stands, the proposed development does not appear to enhance the area. We believe that high-rise living can foster a sense of isolation, as the scale and exclusivity of such buildings often limit opportunities for interaction in shared spaces. This could diminish the sense of community, especially when a large number of people are introduced all at once. Furthermore, we suspect that buildings of this nature in this location would likely attract a high proportion of investors or holiday rentals, rather than permanent residents. How, then, does the City of Joondalup foster a sense of community within an exclusive and potentially transient population? • We are also concerned about the style of the proposed development, as we believe it will alter the very fabric of our low-rise community, which currently enhances the natural contours of the landscape. The introduction of high-rise buildings, to be placed right in the middle of Joondalup golf course, is completely out of character with the area. Please explain why this high-rise development was considered and why the City of Joondalup thinks it will enhance the area. <p>4. Inadequate Infrastructure:</p> <ul style="list-style-type: none"> • Insufficient Infrastructure Capacity: We request that the City of Joondalup explain what potential issues may arise if local infrastructure, such as public transport, schools, and healthcare services, proves insufficient to support the increased demand. <p>5. Public Consultation and Process:</p> <ul style="list-style-type: none"> • Lack of Public Engagement: We feel that the development plan has not included sufficient consultation with the local community, which has led to concerns that our views have not been adequately considered. For instance, during the meeting on Monday 10 February 2025, at the Joondalup Golf Course, we were informed that the outlining planning directive was approved by the Council in December 2020. While we take full responsibility for missing this important deadline, in our defense we were dealing with a global pandemic that was claiming lives and threatening our livelihoods. • Transparency Issues: Can the City of Joondalup please clarify how this development will be funded and whether any compensation will be provided to residents whose lives will be disrupted/blighted once construction begins? <p>6. Planning Policy Conflicts:</p>

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	<ul style="list-style-type: none"> Non-compliance with Local Policies: We object to the development as it significantly conflicts with the existing R20 zoning laws that govern the suburb of Connolly, where the maximum building height is limited to 2 or 3 storeys. This is particularly relevant to the entire Joondalup Resort buildings which are all restricted to a maximum building height of 2 storeys. 7. Impact on Property Values: <ul style="list-style-type: none"> Decline in Property Values: We are concerned that this development could lead to falling property values and rents, potentially forcing long-term residents, many of whom have built strong ties to this community, to leave the area. 8. Health and Safety Concerns: <ul style="list-style-type: none"> Construction Risks: Can the City of Joondalup provide a detailed table outlining any construction risks that may affect properties and residents near the construction site, including potential health and safety concerns, noise and pollution issues? Additionally, will construction impact the daily running of the Joondalup Golf Course, hotel and outlining resort? If so, when and for how long, and will construction affect any other external events. 9. Other Concerns: <ul style="list-style-type: none"> Light Pollution: We are concerned that artificial light from this development will contribute to light pollution, which interferes with natural nocturnal rhythms for both humans and wildlife. Noise Disturbance: As a resident living in Princeville Tor, we are particularly concerned about the potential noise, as we already experience significant noise from the hotel and the freeway, a double whammy. Bushfire Risk: The proximity of this large urban development is a cause of concern from an evacuation perspective, with only one road in and one road out. How will the City of Joondalup manage the bushfire risk at this site?
436	<p>Oppose</p> <p>Connolly boasts a unique and high-value visual character, significantly defined by its tree line. The proposed planning development, with a maximum height of 14 stories, would substantially and detrimentally affect the built and visual landscape character of this residential suburb, to the detriment of adjacent and overlooking properties.</p> <p>Therefore, I propose that the development plan be amended to ensure that it does not substantially break the existing tree line. This way, we can achieve densification while still maintaining the unique and valuable character of Connolly.</p>
437	<p>Oppose</p> <p>Height of construction will be out of character for the suburb.</p>
438	<p>Oppose</p> <p>I am concerned about the height of the apartments. The apartments will not blend in with the surrounding environment and not in-keeping with the area. They will be a blot on the landscape. I believe they should not be higher than the tree line. What will happen with the wildlife, privacy will also be lost for residents. There will be too many cars using the only route in and out to this area plus more traffic for visitors to the apartments where are they going to park. Also if there was a fire there would be no safe route to get in and out. Traffic congestion. More cars travelling along Fairway Circle and surrounding areas. There will be more noise. Not enough amenities</p>

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439	<p>Oppose I am concerned about the height of the apartments. The apartments will not blend in with the surrounding environment and not in-keeping with the area. They will be a eyesore on the landscape. I believe they should not be higher than the tree line. What will happen with the wildlife, privacy will also be lost for residents. There will be more noise. Not enough amenities. There will be too many cars using the only route in and out to this area plus more traffic for visitors to the apartments where are they going to park. Also if there was a fire there would be no safe route to get in and out. Traffic congestion. More cars travelling along Fairway Circle and surrounding areas.</p>
440	<p>Oppose The proposed buildings are too high and will dominate my view and the suburb. Construction noise and dirt/dust will be an issue. Increase in traffic around the area will be substantial.</p>
441	<p>Oppose My opposition to these developments stem from the following reasons. Size and style of our suburb: as we all know, Connolly is (for the moment) a green and peaceful suburb, which is why many of us decided to buy or build our own property ... which are low rise mostly one or two stories. The only high rise development I know of is the recently constructed apartment building in the centre of Joondalup which I understand has 17 stories. So, perhaps 3 stories higher than that which is being proposed. Now, even if we removed the top three floors, you must admit that we would still have several eyesores of glass and concrete clearly visible above the trees. How many trees would we lose? We were told I believe that 'no mature trees will be felled'. What constitutes a 'mature' tree? It was stated that 10 other sites had been identified as being suitable for development. Why have these sites not been considered instead? Especially as it was suggested that this scale of development was required to assist the government's wish to increase the housing stock.? Anyway, I could continue but what would be the point? So, all I would say if. To you planners, builders and investors is..... C'mon, admit it....what is being suggested for a green site in a quiet suburb is simply totally inappropriate! Thank you.</p>
443	<p>Oppose Not consistent with the character of Connolly, who wants 3 tower blocks in their residential area. It will be an eyesore. Significant traffic impact, congestion, noise & pollution A lot of the trees are going to be removed which will have a devastating effect on the wildlife & the surroundings</p>
444	<p>Oppose The proposed buildings will be an ugly eyesore not just for Connolly but also neighbouring suburbs. Far too high and dense population causing traffic congestion and noise pollution. Will have a devastating impact on fauna and flora.</p>

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445	<p>Oppose</p> <p>In its current form I do not support the proposed development for the following reasons.</p> <ol style="list-style-type: none"> 1. The proposed multistorey structure is not in keeping with the general buildings within the area and will create an unappealing, negative visual, noise, environmental and traffic impact. The proposed 12 or 14 level structure is significant in height and a tree line height of 4 levels would be much more in keeping with the area whilst still offering higher density living without negatively impacting the other issues as listed below. 2. Whilst Country Club boulevard can carry up to 6000 cars per day (Lot 535 (No. 45) Country Club, Boulevard: Traffic Impact Statement, page 4), the roads intersection with Fairway Circle, and Hodges drive is inadequate for such volumes. Any increase will have an impact on these and is not adequately considered in the proposal. Furthermore, with the development of Ocean Reef Marina, there will be more traffic on Hodges drive, which will impact the intersection with Country Club Boulevard and is not considered in the traffic study. 3. There is significant pedestrian traffic along Fairway Circle, and a number of these are school children attending Connolly Primary. Thus an increase of traffic at the intersection between Country Club Boulevard and Fairway Circle will increase the risk the pedestrians face. Whilst there is a traffic circle at this intersection, this is inadequate to control the interaction between the vehicular traffic and the pedestrians. 4. Country Club Boulevard experiences a significant amount of speeding, increasing traffic will increase these instances without proper controls. 5. Whilst the developers are looking at staging the development, dependent on market conditions (Lot 535 (No. 45) Country Club Boulevard, Connolly Proposed Local Development Plan section 3.5), what are the stages and what are the triggers? 6. The market for units is generally below that of houses in Perth, and there is a possibility that the units will stand empty for significant periods due to them not being sold, the impact on the surrounding areas property value has not been adequately taken into account. 7. During the staged approach, it is unclear if the area will be cleared until building will commence under favourable market conditions. If it is cleared and then not developed for some time the barren land will be an eyesore and devalue the area. 8. It is not understood how the cutting down of significant number of trees and replacing this with concrete buildings is environmentally sustainable. The proposal does not adequately address the removal of all the tree canopy. No alternatives are proposed and no replanting is proposed.
446	<p>Oppose</p> <p>I am aware that the current LDP has been completed to meet requirements for submission, and has proposed the maximum height and form of the development, however I am extremely concerned about the lack of detail in the proposal including lack of formal expert assessment of a range of factors ranging from traffic management, fire evacuation requirements, impacts on environmental features and sustainability, wind and sun projection impacts, as well as significant and fundamental changes to the use of land in that site. The proposal stands to lose even more open space in an already minimal open space community. I would also like to point out the LDP is not consistent with planning frameworks and policies and deep analysis of the appropriateness of this development has gone undone.</p> <p>I am concerned that the Ancillary and incidental impact of the development are way above guidelines for the area - this needs to be considered and addressed. I live directly opposite this development site, so the approval and building of a building of this height (14 stories) will have a very direct impact on my property, privacy and most likely property value.</p> <p>It is my view that this development represents a significant and unwarranted disruption to the tranquil and residential nature of our neighborhood.</p> <p>One of the key concerns I have is the detrimental impact this towering structure will have on the view over the local golf course. The peaceful vistas we currently enjoy, which are integral to the character and appeal of this area emerged in nature, will be obstructed and impacted. A development of this scale risks</p>

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	<p>irreparably altering the aesthetic and environmental value of our community, which is something that we, as residents, have worked to preserve for years. I have heard the developers plan to remove all but 4 trees - This is unforgiveable!! What about the bird life and the other wildlife - Kangaroos? This has to be stopped! Furthermore, the proposal to build an apartment block of this size will substantially increase the density of our local population. This will inevitably strain the infrastructure, reduce green space, and create overcrowding in an area that has traditionally been quiet and residential. It brings an increased risk of crime and the addition of so many new residents, coupled with the addition of a hotel, will only exacerbate these issues, bringing noise, traffic, and a loss of the peaceful environment we currently enjoy. The roads will likely become cluttered with parked cars, overflowing from the underestimated car allocation of the 190 new dwellings.</p> <p>The noise impact from the proposed hotel is also concerning. Hotels generally bring a constant stream of visitors, with activity at all hours, contributing to disturbances that will erode the tranquility of our community. Our residential area is meant to offer a quiet retreat from the bustle of the city, and this development, by contrast, introduces significant disruptions that risk undermining the very reasons many of us chose to live here.</p> <p>It is also important to note that the proposed development represents the tallest building in an otherwise low-rise residential neighborhood. The stark contrast this would create between the new apartment block and the surrounding homes would be visually jarring and would diminish the appeal of our peaceful and family-oriented community. It must also be questioned if this is the best location for this? No direct high volume roads to support the increase in traffic?</p> <p>In light of these concerns, I strongly urge you to reconsider this development, or at the very least, reduce its scale to better fit with the character of the area. I would ask that the natural tree line that remains is kept in tact, and any development that is approved is not allowed to remove existing trees, or reach above these.</p> <p>It is essential that we prioritize maintaining the qualities that make our neighborhood special, including the tranquility, open spaces (that remain - they are limited!), and the residential charm that currently attracts people to live here.</p> <p>I understand the developers are needing to/wanting to make money. Can Joondalup council purchase the land back off them, and turn it into a community open space of some description, something truly lacking in Connolly? The developers do not suggest any local benefit/new amenities for the existing population. Please also consider the properties that are in existence, and have been for some time, and THE PEOPLE THAT WORK HARD TO OWN AND PAY FOR THESE.</p> <p>It is us, hard working Aussies, living, working and contributing to our local community that will likely have value slashed from our homes if this development goes ahead, all for profitable endeavours of developers outside of our catchment (and likely country!!). We won't be able to enjoy the privacy and quiet we invested into. It could ruin us, or at the least send us looking for alternative place to call home.</p> <p>Thank you for considering my concerns. I trust you will take into account the significant impact this proposal would have on our community before moving forward with any decisions.</p> <p>The size and magnitude are the greatest concerns. Please assess the capacity of the current situation, work out what is safe, order expert reports etc BEFORE agreeing to such an enormous undertaking. Please. From one hardworking family to the council decision makers. Please.</p>

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447	<p>Oppose I object to the planned height and size of the structure. I believe there will be a negative impact on amenity, more traffic, noise and the character of the neighbourhood. The amount of free public space in Connolly is already limited. I believe there will also be a negative impact on existing infrastructure like the roads with so many new dwellings. I believe the environment will be negatively impacted by the size and height not fitting in the surroundings of a natural bush setting golf course. I am also concerned about the possible impact of the wind coming through or over the structure.</p>
448	<p>Oppose While new development and densification is required for all the suburbs in the wider Perth, the proposed local development plan 45 Country Club Boulevard, Connolly is creating considerable concern and is not acceptable in the current proposed height and built form. This submission aims to highlight considerations that may assist in amending and aligning the proposed local development plan to achieve densification while maintaining the suburb character.</p> <p>Local landscape values While Connolly is a residential suburb, large parts of the suburb have a unique visual character consisting of natural open space, expansive large native tree canopy views and tall tree horizons. This visually distinctive local landscape features are valued by the community of Connolly. Communities expect planning authorities to protect local landscape values in development proposals. Proposals which pass other tests, such as economic development and owner financial return, are no longer accepted if they tarnish the view or impair highly valued landscapes.</p> <p>Property values The visual character and large private open space created by the Joondalup Golf Resort also contributes to higher property values in the suburb. The property value of residential properties with views across the golf resort are typically substantially higher than those that don't.</p> <p>Specific locality The 45 Country Club Boulevard local development plan proposes that the Residential Design Codes Volume 2 for (apartments) apply where a development provision is not provided for in the proposed local development plan. Therefore, Local Planning Scheme No 3, clause 7 (ii) (a) to (c) should apply. It is noted that the 45 Country Club Boulevard local development plan is not within the 800m and 400m walkable catchments specified in these clauses. Connolly is not in such close proximity to the Joondalup CBD.</p> <p>While the 45 Country Club Boulevard local development plan may be appropriate within the City of Joondalup centre where buildings of similar height have been developed, the suburb of Connolly is very different from the Joondalup CBD. A development that includes heights of 12 and 14 levels, even in the stepped design, would devastate the current character of Connolly.</p> <p>It is noted that the Western Australian Planning Commission favours the application of planning controls that conserve and enhance local landscapes in Local Planning Schemes (Visual Landscape Planning in Western Australia - a manual for evaluation, assessment, siting and design; Western Australian Planning Commission and Department of Planning and Infrastructure (2007) page 4). It is requested that the approach set forward by the WAPC and former department be applied to the proposed development plan to:</p> <ul style="list-style-type: none"> • include site-responsive and contextual design, noting the distance of Connolly from the Joondalup CBD and the character of Connolly • maintain the unique local landscape values, specifically the high visual landscape values and tree canopy views in Connolly • maintain compatibility with the general local landscape in terms of height, specifically decreasing the proposed development height to avoid one development detrimentally changing the local landscape, impact a substantial number of residential property values and the overall suburb character.

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	<ul style="list-style-type: none"> It is believed that the proposed local development plan can be revised to achieve densification and provide a variety of residential choices, while maintaining the unique and valued character and treescapes of Connolly.
450	<p>Oppose I feel strongly that the proposed apartment buildings are far too tall for this residential suburb. I also feel that the road leading into the development cannot support the number of residences that are proposed. Although from an aerial perspective Connolly appears very green, that land is not available for use by any member of the public unless they pay to use the golf course and the actual public spaces/ parks / playgrounds are inadequate for the current population, adding another 100+ residences will create even more strain on the available small space for general public use. Another point I would like to make is about the kangaroos that live on the golf course that in the early morning /evening you often see around the proposed development site. The construction could force the kangaroos away from the golf course and potentially onto busy roads such as Shenton ave leading to potentially dangerous accidents.</p>
451	<p>Oppose Concerned about reduction in trees; height of proposed structure which is not in keeping with our suburb and longer term issues of parking clogging up our suburb streets as expect more residents with cars than allocated parking bays which is a common issue for structures of this nature.</p>
452	<p>Oppose (no comments provided)</p>
453	<p>Oppose Connolly is a nature reserve suburb with many birds and animals. Any change to this, especially one so dramatic will totally change our environment and negate the reason for purchasing property there. My property will be directly affected by huge volumes of traffic during the building process as well as after completion. This intention to add a huge (or multiple huge) properties will impact the road next to my house as well as my general location. We have a huge amount of beautiful trees and birds that would be impacted. Black cockatoo in particular live in our direct area and will be compromised. I purchased my house 100% based off the quiet, peaceful nature of the suburb and this will directly impact that. It is a no from me.</p>
454	<p>Oppose Re: Objection to High Rise Apartment Building at 45 Country Club Boulevard I am writing to formally lodge my objection to the proposed development of a high-rise apartment building located at 45 Country Club Boulevard, which is approximately 150 metres from my residence at [REDACTED] My primary concerns regarding this development are as follows:</p> <ol style="list-style-type: none"> Negative Impact on Community Character and Aesthetic: The proposed high-rise building is significantly out of scale and character with the existing low-rise residential neighbourhood. This development would drastically alter the aesthetic appeal and community feel of our area, which is currently defined by its residential houses and small-scale buildings. Increased Traffic and Congestion: The addition of a high-rise apartment building will undoubtedly lead to an increase in traffic in the area. With more residents comes more vehicles, which will strain the existing road infrastructure and potentially lead to congestion, making it more difficult for current residents to navigate the neighbourhood. Strain on Local Amenities and Services: Our local amenities, such as schools, parks, and healthcare facilities, are already operating at near full capacity. The influx of new residents from the high-rise building would place additional strain on these services, potentially reducing the quality and accessibility of these essential amenities for current residents.

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	<p>4. Loss of Privacy and Increase in Noise Pollution: A high-rise building in close proximity to my house will lead to a significant loss of privacy, as residents in the upper floors will have a direct line of sight into my property. Additionally, the increase in the number of residents will likely result in higher levels of noise, disturbing the peace and quiet currently enjoyed by the neighbourhood.</p> <p>5. Potential Environmental Impact: The construction and subsequent occupation of a high-rise building could have adverse environmental effects, including increased pollution, reduced green space, and potential disruption to local wildlife. These impacts would be detrimental to the sustainability and liveability of our community.</p> <p>In conclusion, I strongly urge the council to reconsider this development proposal in light of the aforementioned concerns. I believe that maintaining the character, liveability, and sustainability of our community should be a priority in the council's planning decisions.</p> <p>Thank you for considering my objections. I am available to discuss this matter further and provide any additional information that may be required.</p>
455	<p>Oppose Re: High Rise Apartment Building at 45 Country Club Boulevard.</p> <p>Dear Council Members,</p> <p>I hope this letter finds you well. I am writing to express my concerns about the proposed high-rise apartment building at [REDACTED], which is approximately 150 meters from my home. As a long-time resident and a mature-aged member of this community, I have a few points I would like to share:</p> <ol style="list-style-type: none"> 1. Preserving Community Character: Our neighbourhood has always been known for its charm and character, marked by low-rise homes and a sense of tranquillity. The introduction of a high-rise building would significantly alter this and potentially diminish the unique appeal that drew many of us here in the first place. 2. Traffic and Safety Concerns: With increased residents comes increased traffic. As someone who values the safety and ease of moving around our neighbourhood, I am concerned about the potential for congestion and the strain it could place on our local roads. 3. Impact on Local Services: Having lived here for many years, I have witnessed how our local amenities—schools, parks, and healthcare facilities—are already operating at full capacity. Adding a significant number of new residents would exacerbate the strain on these essential services, affecting their quality and accessibility. 4. Privacy and Peace: A high-rise building so close to our homes would lead to a noticeable loss of privacy, as residents in the upper floors would have direct views into our properties. Additionally, the increase in population could result in higher noise levels, disturbing the peaceful environment we currently enjoy. 5. Environmental Impact: I have always appreciated the green spaces and natural surroundings of our area. The construction and operation of a high-rise building could have negative environmental effects, such as increased pollution and reduced green space, which would be detrimental to our community's sustainability and quality of life. <p>I urge the council to consider these points carefully. Maintaining the character and liveability of our neighbourhood is of utmost importance, and I hope that the council will take these concerns into account when making their decision.</p> <p>Thank you for your time and consideration. I am available to discuss this matter further if needed.</p>

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456	<p>Oppose</p> <p>This is an unserious proposal trying to exploit a loophole with a deliberately misunderstood interpretation of "ancillary" use. A completely new residential development IS NOT AN ANCILLARY use to a golf resort by any stretch. They are clearly disingenuous developers only interested in profit and not our community and therefore should be dismissed out of hand. MORE detail to my opposition is attached on a seperate document.</p> <p><u>Attachment:</u></p> <p>I would like to express my objection to the proposal put forward by the Joondalup resort For a residential development in a most inappropriate location within the golf course.</p> <p>1. The proposal comes under "not permitted" development in the planning zone (as admitted in the proposal) but makes use of a clause regarding "ancillary" uses of the golf resort. However ancillary "according" to Golf Australia is for "use on site such as function spaces, accommodation, other golf related purposes and additional car parking". Thus the accommodation is as part of the golf resort and not an unrelated residential development.</p> <p>2. This is an UNSAFE proposal. While an in keeping (similar two storey) development of an additional hotel wing would seem appropriate a massive multi storey residential development located in between two fairways is neither appropriate OR SAFE! Having lived on the golf course for twenty years golf balls are a real and present danger and locating any type of residential housing within the bounds of the actual course is clearly a dumb idea and has never been done on any other golf course throughout the world once constructed.</p> <p>Besides the physical danger of the golf balls, the chemicals and treatments housed and used within the golf course are also not conducive to a Safe residential environment, which is yet another reason no such development has a precedent.</p> <p>Hotel accommodation is appropriate because it has been designed away from the course and is for short stay hotel guests. Residential developments have an entire swathe of different elements including pedestrian access and refuse and full time parking elements. All of these would be hugely detrimental to the safe running of the golf course.</p> <p>3. The environmental impact is massive. The existing ecology of trees, and wildlife including kangaroos, many nesting birds and bees has been long established and is well established but would be devastated with such a massive and poorly sited expansion.</p> <p>4. Traffic impact statement is laughable under its own admission has not actually involved any real research. However with the new Ocean Reef marinas impact on Hodges drive and the proposal accepting all existing roads could cope as if it was designed to cope with such a development is plainly just not the case and nor should it as such a development is inappropriate with the surrounding suburban housing. The proposal even admits it has not considered waste management or emergency vehicle access. It is a poor proposal all round, trying to suggest that residents would use the roads at different times to the resort and therefore won't have an impact which anyone can see is a total denial of the impact. It also admits there is no pedestrian access but seems to imply that the golf course walkways for the golfers would be appropriate for pedestrians! It seems they have no idea what the sport of golf entails but kids walking along fairways etc IS NOT SAFE, and no golf course designer in the world would back up such a warped view.</p> <p>5. They brag that the development provides separation from the residential zoned land but makes no reference to its dangerous in golf course location.</p> <p>6. The designers say it fits the "Design, Safe and Attractive Place" – it does not.</p> <p>7. The height would only be apt to match the existing hotel not to dwarf it into looking like ancillary building itself. Thus limited two storey extra wing for the hotel is the only expansion which meets this requirement.</p> <p>8. LOCAL PLANNING SCHEME NO 3. Says;</p>

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	<p>* developments should “not result in significant adverse impacts on the physical and social environment or the health and welfare of the residents”. This proposal fails.</p> <p>* “development should be “in keeping with surrounding development and protects the amenity of the area”. This proposal fails.</p> <p>9. The proposal wrongly claims the site has multiple F & B sites on the site and that its development area is a small percentage of the site, however that is only if you include the golf course in this calculation. If you take just the area of the hotel and golf club, the proposal is MORE than DOUBLE the existing site – this is clearly a deceptive statement.</p> <p>10. The proposal also does not;</p> <p>“complement th visual character, bulk and scale of th surrounding built from”. And is clearly NOT consistent with thee objectives of thee LPP as stated.</p> <p>I therefore submit this entire proposal is entirely inappropriate and without precedent within the bounds of a golf course and with good reason. It is a cynical attempt to maximise profit for a developer who has zero regard for an appropriate development and therefore should not be given any permission to EXPLOIT a quiet well designed suburb which has an environmental oasis of nature within its golf course/resort amenity.</p>
457	<p>Support</p> <p>Providing a range of new dwellings in the northern suburbs is vital to ease housing stress.</p>
458	<p>Oppose</p> <p>Absolutely terrible to even contemplate a 14 storey tower block in Connolly, very dangerous as would be inbetween 2 fairways, this is a leafy suburb, not a town like Joondalup. We chose to live here for this reason. This is a [REDACTED] only orientated joke of a proposal by [REDACTED] owners and probably [REDACTED] planners/developers. Residential building is not permitted in this Zone , they are trying to use a loophole and say for 'ancillary use'. Ancillary use would be extension of hotel, either rooms or a spa etc, or something to do with the actual golf course. Basically it is not allowed. The current joke of a proposal is an eyesore, also there is only ONE road in and out, add pollution, extra traffic, environmental issues, sewerage issues , I could go on . If the resort had put forward a sensible 2 storey extension of the hotel I'm pretty sure not many would have had an issue with it. This is plain wrong and I'm positive you will be up for much strong opposition. As a council you should even consider this monstrosity in a suburb like Connolly and it's also not even permitted, I smell a few rats and am currently getting more information on the people involved, which is already proving interesting.</p>
459	<p>Oppose</p> <p>This project must be rejected because it will completely alter the character of the suburb. The proposed buildings are too all, do not blend in with other buildings in the suburb, will create traffic congestion, increase noise levels during and after their construction and impact negatively on our flora and bird life tremendously.</p>
460	<p>Oppose</p> <p>I strongly oppose to this planning proposal.</p> <p>It is clear to see that the design of the proposed buildings are far too high. As these will spoil the present beautifully environment and make it look like the Crown Towers Casino. This will spoil the present tranquil feel of the golf Resort. We are supposed to be protecting our environment and thus saving our trees. There are very few places this unique in Perth and we need to protect these spectacular places where people can enjoy this peaceful environment. Which contributes to peoples mental wellbeing. There is lots of vacant land to build these proposed buildings on elsewhere where they will fit with the surrounding area and not impact any wildlife or environment.</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
462	<p>Oppose This project is entirely incompatible with the established character of our suburb, which is a quiet, low-density residential area. My key concerns include:</p> <ol style="list-style-type: none"> 1. Inappropriate Scale and Design – A large concrete and glass development of this nature is out of place in a suburban setting and will permanently alter the area's character. 2. Noise Pollution – The prolonged construction process will disrupt residents for years, with ongoing noise issues even after completion due to increased population density. 3. Traffic and Infrastructure Strain – Local roads are not designed for the significant traffic increase this project will cause, and existing schools, parks, and medical facilities are already at capacity. 4. Environmental Impact – The development threatens local flora and fauna, removing vital green space and disrupting the area's natural ecosystem. <p>I urge the council to reject this proposal and prioritise developments that align with Connolly's existing character and infrastructure capacity.</p>
463	<p>Oppose To build such a development in the area will have a massive adverse affect on not only the nature of the area but the housing close by. The increase in traffic alone is not acceptable. It will be a bad mark against Connolly. We do not need anymore housing or units to be built so close to the established properties which will do untold damage.</p>
464	<p>Oppose I have concerns around the proposal and its impacts to:</p> <ul style="list-style-type: none"> *Significant traffic impact increase and noise associated with this on the road leading to the resort which is adjacent to bedrooms in our house. *Visual and privacy – height of proposed buildings are not in keeping with the area and will reduce privacy of residents in the surrounds. *Noise, dust during time of build which will be over an extended period of time and impact health of residents. *Environmental damage through removal of trees which will impact local fauna. <p>Connolly is known to be a beautiful leafy green family suburb which has embraced its natural surrounds. The addition of these new buildings is not consistent with the character of Connolly.</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
465	<p>Oppose</p> <p>-Height of towers too big, happy to consider a reduction in height of the proposal. I would consider 6-8 stories to be adequate considering impact on community, also future submissions to better represent actual tree line height for greater understanding of impact.</p> <p>-Proposal lacking on information about community benefit, if there was something in the way of amenities benefit for the community, it would assist support for the development.</p> <p>-Local community shopping facilities are non-existent, requiring more cars on local roads to access Currumbine shopping.</p> <p>-Small Connolly shopping centre is already at capacity supporting current community size, extra population will strain existing facilities</p> <p>-Proposal underestimates allocated parking bays for each apartment. Multiple room dwellings will expect at least 2-3 cars per dwelling.</p> <p>-Proposal underestimates impact on local traffic given one access road to proposed apartments, number of cars and distance to public transport.</p> <p>-As above one access road has potential concerns for emergency vehicles and Municipality support vehicles (garbage trucks/street sweepers etc). Also potential difficulty in emergency evacuation if required.</p> <p>-Connolly already has restricted access to public open spaces like parks etc, extra population will create a greater stress on already limited family access areas.</p> <p>-Proposal fails to identify targeted demographic of potential residents. IE, will dwellings be sold for local families, foreign investors, be used for short term rentals, Golf tourism.</p> <p>Essential I oppose the current proposal based on Visual impact and community impact. If an amended proposal is submitted that addresses these concerns I would consider it more favourably</p>
466	<p>Oppose</p> <p>The proposed building height is far too high for Connolly.</p> <p>The additional traffic will greatly impact the safety at the Hodges Drive and Country Club Boulevard intersection.</p>
467	<p>Oppose</p> <p>I am concerned about several aspects of this proposal: the management of traffic and essential services, being that the only way in and out is through Country Club Blvd; the height of the of the proposed structure will affect the tranquility of the golf course, and is not in keeping with the surrounds. Also there will be many trees cut down in the process - we need to preserve as much as we can.</p>
468	<p>Oppose</p> <p>Connolly is an amazing suburb for family's and the elderly to live in.</p> <p>The height and density of the proposed developments does not fit the surroundings of Connolly. There will be a massive impact on traffic, privacy and the environment should these plans be approved.</p> <p>Joondalup Resort is a world class golf course and these giant monstrosity's planted in the middle of this WA treasure takes away from the exclusivity and character of the resort and area.</p>
469	<p>Oppose</p> <p>Not in keeping with the character of Connolly.</p> <p>Increased traffic in already busy access street with golf club, resort and multiple villas already using.</p> <p>Removal of trees and affect on flora and fauna.</p>

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NO.	COMMENT
470	<p>Oppose</p> <p>1) A 14 storey building in the middle of our suburb will look as bad, if not worse than the eyesore erected in Joondalup during the last few years, its awful.</p> <p>2) It will impact on the privacy of some residents that have been here for many years.</p> <p>3) The increase in traffic and parking will have a negative impact of the whole suburb of Connolly</p> <p>4) Higher density living has the potential for an increased level of antisocial behavior and possibly an increase in the crime rate.</p> <p>5) I think the only ones to benefit from this project would be the owners of the Joondalup Resort.</p>
471	<p>Oppose</p> <p>Proposal is significantly too high for the local area - 14 stories - not in keeping with the area and will negatively impact the houses surrounding it - will be visually unappealing and impact privacy of local residents.</p> <p>Negative impact on environment - loss of trees - negative impact on wildlife</p> <p>Too dense a development - significant impact on the only one road into the resort - fire safety issues associated with this and negative impact on current residents.</p> <p>Is a resort/golf course environment - there should not be high rise accommodation on this land.</p> <p>Will be high rise developments just down the road at Ocean Reef Marina and already is an eye sore tower block development in Joondalup. Will completely ruin the whole outlook of Connolly and beyond</p> <p>Negative impacts do not justify Joondalup council in supporting this application</p>
472	<p>Oppose</p> <p>Proposal is significantly too high for the local area - 14 stories - not in keeping with the area and will negatively impact the houses surrounding it - will be visually unappealing and impact privacy of local residents.</p> <p>Negative impact on environment - loss of trees - negative impact on wildlife</p> <p>Too dense a development - significant impact on the only one road into the resort - fire safety issues associated with this and negative impact on current residents.</p> <p>Is a resort/golf course environment - there should not be high rise accommodation on this land.</p> <p>Will be high rise developments just down the road at Ocean Reef Marina and already is an eye sore tower block development in Joondalup. Will completely ruin the whole outlook of Connolly and beyond</p> <p>Negative impacts do not justify Joondalup council in supporting this application</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
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NO.	COMMENT
473	<p>Oppose Concerns:</p> <ol style="list-style-type: none"> 1. Buildings too high for surrounding area, creating an eyesore and significantly changing the panoramic view of the suburb, currently dominated by the tree canopy. 2. The road entering the resort car park is narrow and treelined, with the inevitable increase in traffic creating a potentially unsafe environment for resort residence and golfers. If widened, trees will be felled and the golf course degraded. 3. The proposed new buildings are very much in danger of being hit from errant golf shots, from the Quarry 2nd tee; I have no doubt property will be damaged or even people hit. High insurance costs will potentially make this development a massive white elephant. Any mitigation through large protective nets will further degrade the natural beauty of the area in question.
474	<p>Oppose This development plan is not consistent with Planning Frameworks & Policies or in keeping with the character of Connolly. The removal of all but 4 trees is beyond belief We need to protect our beautiful surrounds. The increased traffic that this development will ultimately generate will be intolerable and common sense would seem to be absent in this proposal. My main concern, apart from the impact a major development will have on our wonderful community feel in Connolly, is the height proposed for the buildings. Despite our protests, I feel that our voices will not be heard. The 14 story's is way too high, 4 or 5 maximum. Those comments in support saying it is a much needed facility can take themselves off to the new Ocean Reef development. I feel this smacks of a money spinner for owners and developers. Please, please owners, find another way of financing any 'improvements' needed. Please do not ruin the uniqueness JCC, in this beautiful pocket of Connolly. Us residents, some of us have been here for decades, are very upset.</p>
475	<p>Support What a tremendous proposal for some wasted space adjoining the golf course.</p>
476	<p>Oppose Any development should be limited to tree height maximum of 20 metres. However, development must also consider the privacy of existing residents as well as the impact on local flora and fauna, road access, crime rate etc.</p>
477	<p>Oppose I oppose to the height & type of buildings. The area is country not city/town where this type of building belongs. I agree the site would benefit housing to fit in with the already surrounding properties & areas. What does the hotel want to do with the existing rooms that are never full? To many people living in a small area like this peaceful area would really spoil it in many many ways YOU ALL AT THE COUNCIL KNOW THAT. It is not fair on the many residents that have bought & spent many \$\$\$ upgrading their homes which has also benefited the resort.</p>
478	<p>Oppose After looking at the proposed development, I would like to strongly oppose the intended buildings. In my opinion, constructing apartment buildings with eleven and thirteen stories, would be tantamount to putting a tower block in a tranquil and green space, which is loved by Connolly residents. No amount of landscaping and the planting of trees would be able to disguise the high-rise effect which would be seen from so many homes, mine included. I don't understand why such a submission is even being entertained, as it is totally at odds with the nature surrounding us.</p>

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NO.	COMMENT
479	<p>Oppose Very concerned over the proposed height. Loss of trees. I understand exceeds development guidelines</p>
480	<p>Oppose Totally opposed to the current planning proposal comprising both 12 and 14 storey apartment/unit accommodation. Connolly was designed as a tree lined jewel in the Shire of Wanneroo when I acquired land and built in 1988. Still a resident of Connolly after 37 years and now in the City of Joondalup the proposal put forward does not meet the intent of low level housing within the tree line level. After attending the Q and A session held at the Joondalup Resort the speakers did little to instill any confidence in the development but purely repeated a well versed response to questions. The depicted drawings were not to scale and taken at angles to show minimum building height with respect to established trees. When a true scale was applied the result was multi storey complexes approx 60 metres above ground level. Little or no information was provided about the real impact of traffic both parking and accessibility, other than one parking space for each unit. Family's do not have just one car. Single access to the new buildings via the existing road way would be inadequate in an emergency situation. Not against a proposal that would conform to the existing tree level of maximum 4 storeys. As this may not be cost beneficial to the developers a rethink of the whole proposal is required to include local community concerns.</p>
481	<p>Oppose Re: Submission in Response to Local Development Plan at 45 Country Club Blvd, Connolly I am writing to formally submit my response to the proposed Local Development Plan (LDP) for 45 Country Club Blvd, Connolly. I understand that this application is part of the Joondalup Resort project and is currently out for community consultation. Please accept this letter as my formal submission, and I request that my comments and feedback be addressed during the consultation process. Objection 1 – Building Height The proposed LDP includes provisions for a 14-storey construction consisting of 130 dwellings, with an additional 60 dwellings in a 5-storey addition to the hotel. The proposed building height exceeds 70 meters. According to R-Codes Volume 2, an R80 zoning typically allows for a maximum of 4 storeys. The proposed height significantly exceeds this, violating established planning principles that require new developments to align with the surrounding streetscape and character. Impacts of excessive height and urban density: <ul style="list-style-type: none"> • Loss of views and reduced enjoyment of the surrounding properties. • Loss of community character and aesthetic consistency. • Decreased property values in the area. • Increased traffic congestion and strain on local infrastructure. • Negative environmental impact, including loss of wildlife habitat. The surrounding developments, including Joondalup Resort and Joondalup Country Club, are a maximum of 2 storeys. The suburb of Connolly consists of predominantly residential properties ranging from R20 – R40 coding which includes a standard Category B building height maximum of 10m. The LDP does not meet the standard including in the Private Community Purposes classification of being “incidental” or “ancillary” to existing structures. It also fails to align with the objectives of the Residential Development Local Planning Policy (LPP), which encourages built forms that enhance and complement the visual character of the area.</p>

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NO.	COMMENT
	<p>Objection 2 – Visual Impact Assessments The excessive building height of the proposed development will have significant negative effects on the visual landscape, community character, and overall harmony of the area.</p> <p>1. Negative Impact on the Visual Landscape The introduction of a high-rise structure will disrupt the established skyline, obstruct important views, and alter the aesthetic character of the area:</p> <ul style="list-style-type: none"> • View Obstruction: The proposed development will block views of natural landscapes, landmarks, and other important visual elements, diminishing the overall enjoyment and appreciation of the surrounding environment. • Disruption of the Skyline: A high-rise building in a predominantly low-rise area will drastically alter the suburbs visual profile, creating an incongruous and overpowering structure that dominates the skyline. <p>2. Impact on Community Character The proposed development threatens the integrity and identity of the community:</p> <ul style="list-style-type: none"> • Undermining Neighbourhood Cohesion: A significant increase in building height disrupts the established character of the neighbourhood, leading to a loss of identity and sense of place for residents and visitors alike. <p>3. Site Context Considerations The proposed development must take into account its immediate surroundings to ensure it does not overpower or detract from the existing suburban characteristics:</p> <ul style="list-style-type: none"> • Alignment with Existing Structures: The surrounding environment, including existing building heights and topography, must be carefully assessed and reflected in the proposed Local Development Plan (LDP). • Sensitive Urban Integration: The development should be designed to harmoniously integrate with its context rather than overpowering the area, preserving the visual and social character of the community. <p>4. Need for a Comprehensive Visual Impact Assessment Given the substantial impact that the proposed high-rise development would have, I strongly urge that a thorough visual impact assessment be conducted. This assessment should evaluate the effects on the skyline, community character, and surrounding environment, ensuring that the development aligns with responsible urban planning principles.</p> <p>Objection 3 – Change of Zoning The site is currently zoned Private Community Purposes (PCP), which allows for both residential and non-residential uses, ensuring that land remains available for essential community facilities. The proposed Local Development Plan (LDP) seeks to rezone the site to Residential Development (LPP), raising several concerns:</p> <p>1. Loss of Essential Community Spaces The current PCP zoning protects land for community facilities, which serve as vital public assets. Rezoning to Residential Development (LPP) risks eliminating these essential spaces, reducing the availability of community amenities and services.</p> <p>2. Strain on Infrastructure and Public Services Increasing residential density without a corresponding expansion of infrastructure—including roads, public transport, schools, and healthcare facilities—could overwhelm existing systems, leading to congestion and reduced service quality.</p> <p>3. Impact on Neighbourhood Character and Liveability</p>

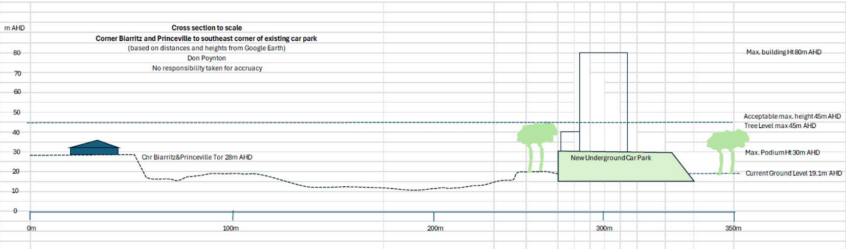
**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
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NO.	COMMENT
	<p>Consideration must be given to the effects of uncontrolled development on a neighbourhood, as it is the residents who feel the impact most directly. Increased density without a corresponding investment in infrastructure erodes the sense of community and diminishes the unique character of the area. Balancing growth with the needs of residents is essential. However, the proposed LDP fails to adequately address the importance of preserving a neighbourhood's charm, accessibility, and liveability.</p> <p>4. Lack of Community Consultation and Oversight The proposed zoning change appears to prioritize developer interests over community needs. A comprehensive impact assessment and proper community consultation should be undertaken before any amendments are approved.</p> <p>Furthermore, if the Residential Development (LPP) zoning is adopted, the development will continue to breach the key objectives of this policy, which require an improved streetscape outcome that is attractive and enhances the visual character, bulk, and scale of the surrounding built form. For these reasons, I strongly object to the proposed rezoning and urge decision-makers to reconsider its potential negative impacts on the community.</p> <p>Objection 4 – Lack of Community Consultation Community engagement regarding the LDP has been inadequate. The consultation process has been vague, and key details have been withheld. At the Community Information Session held by Element, speakers [REDACTED] and [REDACTED] failed to provide critical information, instead deferring concerns to the Development Approval stage.</p> <p>This approach appears to be an attempt to limit community objections until after approval has been granted, at which point community opposition will have little impact. Additionally, the LDP assumes it meets all planning provisions under the Planning and Development Regulations 2015, which I strongly contest.</p> <p>Objection 5 – Development Timelines and Impacts A comprehensive timeline and impact assessment for the project are required. The LDP lacks essential information on:</p> <ul style="list-style-type: none"> • Project timelines: Start and end dates for each construction phase (demolition, groundwork, structural work, etc.). • Resident impact analysis: Noise, dust, traffic disruptions, and potential utility shutdowns. • Mitigation strategies: Proposed noise control measures, restricted working hours, and traffic management plans. • Completion expectations: Clear timeframe for project completion and its implications for the community. <p>Objection 6 – Environmental Sustainability and Impact The LDP references the Environmentally Sustainable Design – Local Planning Policy, yet it contradicts key sustainability principles. Concerns include:</p> <ul style="list-style-type: none"> • Lack of tree preservation: The LDP references retaining only 4 existing trees, failing to address the protection of mature vegetation. • Violation of R-Codes Volume 2 (3.3 Tree Canopy and Deep Soil Areas): The LDP does not prioritize vegetation retention beyond minimum requirements. • Threat to Carnaby's Black Cockatoo: Connolly is home to this endangered species, which is protected under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The LDP makes no mention of mitigating environmental harm. • Failure to assess environmental impact: The LDP does not outline strategies to minimize construction-related environmental damage. <p>I refer to the City of Joondalup's Bio-diversity Action Plan and request that the City maintains its key objective to ensure major land approval and planning processes protect and enhance the City's biodiversity assets by placing conditions on development approvals and using the District Planning Scheme to provide protection to local natural assets.</p> <p>Conclusion</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
	<p>For the reasons outlined above, I strongly oppose the proposed Local Development Plan at 45 Country Club Blvd, Connolly. The LDP disregards established planning guidelines, community interests, and environmental concerns while prioritizing excessive development at the expense of local residents. I strongly urge the City of Joondalup to reject this proposal outright or, at the very least, mandate substantial revisions to ensure it aligns the existing local built form, planning regulations, City of Joondalup planning objectives and the unique environmental character of the area.</p> <p>I request that my submission be formally considered as part of the consultation process, and I look forward to receiving a response regarding these concerns.</p>
482	<p>Oppose</p> <p>Leafy, peaceful Connolly will be negatively impacted by the construction of two multi storey residential buildings and the expansion of the existing hotel. The proposed site doesn't have adequate separation from the nearby residential areas or golf course, The already limited open space will be further reduced. Where will children from the 130 apartments play (on the golf course)?</p> <p>Traffic will increase on Country Club Boulevard, the only access road to the multiple dwellings, golf course & hotel, as well as along Fairway Circle where Connolly Primary School & many homes are located. Parking will become more difficult for the school parents. These changes, and others, will not be welcomed by Connolly residents.</p>
484	<p>Oppose</p> <p>I have lived in [REDACTED], Connolly for over 30 years and although well into retirement I have chosen to remain a Connolly resident because of the ambience of the suburb, something I share with every other resident I know.</p> <p>Therefore, I am opposed to any development that significantly effects the character and atmosphere of the suburb, which a 14 storey "high rise" development would certainly do.</p> <p>While I would prefer no development take place, a development that blends with the existing environment could be acceptable subject to certain conditions and restrictions.</p> <p>I strongly oppose the LDP as proposed as it is at complete odds with the existing environment and ambience of the suburb. Outlined below are amendments to the proposed LDP that would be acceptable, subject to further scrutiny of any Development Application.</p> <p>According to the architect (CRA meeting 10 Feb 2025) the factor determining the maximum number of dwellings on Site A and hence the size, including height and number of storeys, is the number of car bays that can be built on the site economically.</p> <p>He stated that to provide underground parking, the carpark would be built under the podium area and would require the excavation of a considerable amount of limestone. Due to cost, the maximum volume of limestone that could be removed economically would be sufficient for only two levels of parking which would equate to 188-191 car parking bays.</p> <p>Furthermore, according to the architect, allowing for 1-2 cars per dwelling, depending on the final mix of dwelling sizes, this would limit the number of dwellings to around 151. (Note this conflicts with the approximately 130 presented to the DRP – see p11).</p> <p>To accommodate 130/151 dwellings the LDP indicates at least one of the towers would need to be 80m AHD or 14 storeys, including 12 storeys above podium level.</p> <p>The current ground level is approximately 20m AHD (19.1 m according to figures in the proposal). The mature trees that now exist are approximately 40-45m AHD or approximately 20 -25m above the current ground level. The Town Planner or the architect stated that none or very few of the trees on the northern side of the site would be removed. This means an 80m AHD building would be 35-40m above the tree line. The visualisations presented in the proposal are not indicative of the real situation –please refer to the attachment for a true vertical scale representation.</p>

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	<p>In order to blend with the surrounding environment and existing buildings, and taking into account the visual effect on nearby residents plus the ambience of the rest of Connolly, the permissible height of any development needs to be considerably reduced.</p> <p>Scaling back the maximum permitted height on Site A to treetop level, i.e. about 45m AHD (about 25m above ground level) would result in a reduction of 35m or 7-8 storeys of dwellings. Such a reduction would also reduce the number of car parking bays required and presumably reduce the excavation and associated infrastructure costs.</p> <p>However, a better alternative for the Council (and the Resort) to consider is, even if the number of storeys is reduced per above, the size of the proposed two storey car park should be retained as this would allow for more dwellings to have 2 cars- almost always required for any multi-bedroom dwelling. If the proposed car parking area is not kept, the excess cars belonging to residents of Site A and Site B will have to use the Resort's existing above ground parking area, requiring pedestrians to cross the access road (contrary to addressing the issue raised by DRP in 4.3.1.1).</p> <p>I appreciate the architect has attempted to avoid a rectangular block of apartments and the two "tower" proposal with staggered tiers softens the impact and is attractive to the eye. This concept will work just as well with a reduced number of storeys and should be encouraged prior to the DA.</p> <p>In order to keep the arboreal ambience of the suburb, the approved LDP should limit the number of trees than can be removed for any development. This should be enforced via a condition that states the number to be removed must not exceed ten percent, of the number existing at the time the Proposed LDP was submitted.</p> <p>in order to establish a baseline and to prevent the removal of further trees before a DA is approved, a further condition should require the proponent to submit a detailed plan of all the trees within the LDP area within 30 days of a LDP being approved.</p> <p>Was the cleared area shown on overhead images cleared without a Vegetation Clearing Permit despite containing native vegetation or revegetation with native species? (As a recipient of notification of all clearance applications, I have not seen one submitted by the resort.) Any clearing without a permit should be reported to DWER for investigation.</p> 
485	<p>Oppose (no comments provided – a link to an attachment was included but unable to open the link)</p>

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NO.	COMMENT
486	<p>Oppose</p> <ol style="list-style-type: none"> 1. Purchased [REDACTED] one year ago as my RETIREMENT home for the rest of my life – a lifestyle specifically chosen ... 2. Chose Connolly and this area as it is up market with all streets and verges well maintained. 3. Chose Connolly and this road as it is leafy with an outlook onto park/golf course and trees and trees. 4. Chose Connolly – [REDACTED] as it is near a resort and has a QUIET surrounds 5. Chose Connolly – [REDACTED] as we are in an area with people similar to us – people who love to care and have pride, peace and quiet. 6. Chose Connolly – [REDACTED] for birdlife and wildlife 7. Chose Connolly – [REDACTED] as it has minimal traffic – only those people living nearby and golf club and resort. <p>Why has my retirement plan been ruined????</p> <p>Now I will sit on the balcony overlooking people on their balconies 14 stories high – NO – this cannot be allowed. This is not where I purchased – this was NOT how I forsee my future.</p> <p>Now we will remain indoors with doors closed and instead of listening to birds and the wind in the leaves we will listen to the constant TRAFFIC back and forth as this is the only road in and out of this monstrosity.</p> <p>Why 14 Storeys – WHY????? WHY 12 storeys???? Why cant it be two or three storeys and blend into the townhouse/home suburb its always been.</p> <p>If I wanted to live in the City of Joondalup I would have looked there but I did not want that. Why have they not built this HUGE 14 and 12 storey building in the City of Joondalup precinct? I don't want to live in a high rise suburb – this is ridiculous.</p> <p>Please reconsider the height of these two buildings – please please please</p>
487	<p>Support (no comments provided)</p>
488	<p>Oppose</p> <p>My wife and I have worked hard to get to retire in such a beautiful and peaceful environment. To have high-rise flats, a massive increase in local traffic, (after the build) and a whole lot more traffic during the build, will take away significantly, the essence of what it means to live in that wonderful environment.</p> <p>The rich getting richer through greed should not be allowed to ruin our lives forever!! NO!</p>
489	<p>Oppose</p> <p>I oppose the multi-storey aspect of the proposed development. Although the plan states it is in keeping with the golf course ambience and the suburb, this is plainly untrue. There is no place for such a development in a quiet suburb and it defies all principles of sensible town planning. I do not disagree with developing the site per se, and building residential units there, but this is not an inner city suburb where one would expect such a multi-rise development. I would be very concerned about the increase in traffic that would result from this plan and the consequent impact of quality of life in this suburb and the safety of the many children who walk or bike to school. One wonders if this is approved where it will stop. Residents here have chosen to live here because of the quiet and natural feel of the suburb, and not because they want to live in a busy, high rise community. This site needs to be developed more in keeping with the environment and the suburb and high-rise developments are clearly out of place.</p>

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NO.	COMMENT
490	<p>Oppose I see no value in this development for the residents of Connolly, only a money grab for the owners of the resort. No matter what rhetoric emanates from the developers about helping the housing problem, these apartments and townhouses will not benefit the local population especially if they are granted automatic FIRB approval as with other properties built within the resort boundaries. The pollution, noise and heavy traffic will be awful for this "family friendly" suburb. Young children traveling to local schools either by foot or bike, especially Connolly Primary will face dangerous road conditions. Perhaps the owners should consider improving the resort accommodation before thinking of building new. There is plenty of space/land available to build this type of development without damaging this family oriented suburb.</p>
491	<p>Oppose (no comments provided)</p>
492	<p>Oppose We live in a quiet Residential Suburb, which is why we bought here 32 years ago, this development is not conducive to a quiet Suburban suburb and the character of Connolly. This development is for the Asian Market not for the Australian Market. These Apartments are to house the Asian Golfers that the Joondalup Resort are bringing to play on the other Six Golf Courses they have already purchased. In the future it may be a Gated Community that will negate local Residents from accessing the Golf Course and the Facilities. There are no proposed amenities for Connolly Residents to access. There will be huge adverse impact on our Visual Amenity and Privacy. This Development will have an Ancillary and Incidental impact way above the guidelines for the area. It will further reduce our limited Public Open Space, which was lost when the Golf Course was sold. The Owners have put Private Property Signs everywhere with no access and Police will be called. The School Oval is over used and in disrepair and would not cope with more people using it, we need access to more parks not less. We need to Protect the Flora and Fauna and beautiful surrounds and not remove trees for this development. Connolly is home to the Carnaby Cockatoo which nest in these trees. The Government wants to have an increased Tree canopy not less. There will be a significant increase in Traffic within our Suburbs local roads. Though a main concern will be the increased amount on Country Club Boulevard. Residents also have a concern about a fire risk and evacuation of the people in these apartments. Finally the build is a concern as Connolly has a Limestone Rock foundation which will mean a lengthy build with rock breakers, noisy machinery creating dust, construction machinery entering and exiting the suburb and Security Issues. Build these Apartments at the New Ocean Reef Marina not in Connolly.</p>
493	<p>Oppose I oppose this plan which is inappropriate for this location Environment and Heritage – the desktop analysis of the site is insufficiently detailed to permit adequate consideration. Eg the whole of the golf course area was originally designated as the public open space for Connolly and was a public not member's course. Original owners of houses around the Course enjoyed free use of the Course. Nowadays access to the site for leisure by non-golfing residents is prohibited and for non-members golfing access is restricted and expensive. The Quarry/Dune course has recently placed 11th in a National list of the best public access courses. This development adjoins the Course's signature hole (the 2nd) and undoubtedly will affect that judgement, and the local reputation as the most popular and attractive of the Resort's 3 courses. Relationship to other planning documents – The provisions of this LDP misrepresents the extent to which it will prevail over current established State and Local planning policies and is clearly meant to inhibit possible objections that may arise if a development application is finally submitted. CoJ councillors should not</p>


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	<p>condone such underhanded practice. The imposition of clause 3.4 in conjunction with clause 3.3, might override law, and current regulation, standards, guidelines and policy etc. Referenced documents are established to protect and ensure compliance and orderly maintenance of standards etc. The use of inconsistent statements between documents and the application of order of precedence to accomplish specific objectives is not acceptable and should be rejected..</p> <p>Community – This development does not contribute to the needs of the community as a whole and would in fact be remote and isolated from the majority of Connolly residents. This development WILL significantly impact the physical and social environment, and health of current residents. From the upper floors of these towers it will be possible to view gardens, swimming pools, balconies, and (with the use of binoculars or telescopes) the bedrooms and living rooms of dozens of houses surrounding the golf course. THIS ALONE should render this development unacceptable</p> <p>This development is NOT compatible with and out of character with the surrounding development and is NOT in keeping with existing housing It does nothing to protect the amenity of the area, quite the opposite in fact.</p> <p>Environment -Bush fire is a factor here. The development site is surrounded by mainly Eucalypts (24-28m tall) and native vegetation including grass trees which are highly flammable. Nearby areas have burned in recent years. The Resort is not noted for keeping fuel loads low on its premises (I know because my house adjoins the Quarry 4th hole). It is unclear how many of these mature trees might be lost to this development but they do provide food, roosts and 100 year old nesting holes for the ENDANGERED CARNABY COCKATOOS AND FOREST RED TAILS. If these mature trees block the views from the proposed apartments no doubt the developers will want them removed to allow their occupiers to enjoy unspoiled views which for current residents, will be lost to be replaced with 2 tower blocks to look at instead.</p> <p>Traffic – Access to the development site is limited to one 2 carriageway road to the Resort entrance and from there a single carriageway. There is no up to date traffic assessment nor is any reference made to improving this. Country Club Boulevard is landscaped and maintained to a high standard by the Resort and provides an impressive, in character and prestigious access to the suburb. If upgrading this access is eventually deemed necessary it is unlikely anything of equal quality will be provided, it may even be necessary to remove the existing avenue of mature trees. The developer should be required to provide an up to date traffic assessment as part of this Local Development Plan application so impact can be assessed. The whole length of access from Hodges Drive to Sites A and B is totally inadequate for the size and volume of traffic required during construction which would conflict with the Resort's guest traffic and golf buggies (which cross this road to access the 1st tee). This should be of major concern but the plan does not address the issue at all.</p> <p>Access in case of fire or other emergency needs consideration at this stage as should the impact of construction traffic on other road users using the nearby shops and childcare centre and residents in the town houses and St Andrews Court (mainly elderly) adjoining Country Club Boulevard</p> <p>Conclusions – This development proposal is out of character with the green and leafy suburb of Connolly and is on a scale unsuited to the area and the site. The management of the Golf Course and Resort has been poor for many years eg. Rotting boundary fences not renewed, fallen tree limbs not removed and reluctance to honour cost sharing for replacement of party fences surrounding the course. Often residents have had to threaten legal action to recover cost of damage caused by mishit golf balls for which the players and/or the Resort are liable. News of litigation against owners in Singapore who for years have starved the Resort of resources, does not inspire confidence in any development promises and despite current assurances residents believe profit would be the main factor driving this scheme</p> <p>The Plan should be rejected</p>
494	<p>Oppose</p> <p>Connolly cannot sustain this amount of new dwellings, the existing infrastructure is insufficient and the aesthetics of the proposed development, does not fit with existing properties around Connolly. There isn't sufficient roadways or parking and the disruption to the existing residents has not been thought of.</p>

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NO.	COMMENT
495	<p>Oppose I oppose this proposed Local Development Plan for many reasons including:</p> <ul style="list-style-type: none"> • The sheer size of the proposed development – it's enormous! The size is totally inappropriate for the site; the proximity to nearby Connolly residents' houses; the amenity of the suburb; and the visual impact on the skyline of Connolly that personally negatively affects our home and the homes of many others. • A development of this magnitude would hugely negatively impact the visual amenity and privacy of many existing residents' homes. Due to the nature of the golf course fairways, this impact will be felt by a large number of homes across the suburb not just those in close proximity to the development. • Connolly as a suburb has a unique character and a lovely village feel, set against a backdrop of tall gum trees – which is not consistent with having two 14 and 12 storey high towers dropped in the middle of it. • Our suburb already has limited public open space, well under the recommended percentage deemed by the WA Planning Commission – (the lack of which is due to the historical actions of the State Government of the day selling our public golf course to a private owner.) This development would add even more people to a suburb already lacking suitable public open space and amenities accessible to all residents. • Despite misleading artist's impressions of the development, we know that many mature trees will need to be removed to accommodate this construction and structure. • Our streetscapes have a village feel and are not designed for the addition of so many more residents and the traffic this will generate. • The Proposal is not consistent with planning frameworks and policies. These essential documents protect against misuse, but are being altered to suit the nature of the development. • Understanding that Connolly was originally formed around an old quarry means that the site, latent rock, and other conditions will result in a lengthy, noisy build which will generate excessive dust, require unsightly visuals, and cause security concerns in our area. <p>In addition, I think it's disappointing that the City of Joondalup only formally advised residents within 500m of the development. While I appreciate that this is all that they were legally obliged to do, the visual impact alone of this highrise development affects a huge number of people across the suburb and so everyone should have been informed, and given sufficient time to make themselves aware of the implications of this proposed Local Development Plan.</p>
496	<p>Oppose Happy with development, maximum 5 stories would work</p>
497	<p>Oppose I oppose this development for a number of reasons.</p> <ol style="list-style-type: none"> 1. The proposed height and footprint of the development is not in keeping with the ethos of Connolly, nor the neighbouring suburbs. It brings to mind the Montparnasse tower in Paris from where one gets the best view of the city, because it is the only place in the city from which you can't see it. 2. It is not a smart urban planning solution and urban planners would no doubt take issue with it since towers such as this belong in inner cities or immediately adjacent to city rail services, not 3.5 kilometres from the nearest rail station in the middle of a low-rise residential suburb 30 kilometres from the city. The government should be encouraging development much nearer to the city. 3. While I understand the need to stem ribbon development and support the WA government's efforts in this regard, I do not see this development, aimed at foreign golf tourists, in anyway addressing that issue. 4. A development such as this has no place within an Australian residential suburb. <p>I strongly urge the council to reject this application.</p>

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498	<p>Oppose I strongly oppose the proposed LDP at 45 Country Club Bld Connolly in its entirety. Please refer to the attached document with my objections and supporting material.</p> <p>Attachment: View of our family from our residence [REDACTED]</p>  <p><i>Why is this relevant? Above is a picture of our sanctuary, a place we come home to decompress the day, connecting to nature is a huge part of that and has proven evidence to support positive benefits of mental health. If you support this proposal, the impact to our family will have multiple people peering straight over our entire house – we will have no reprieve, no privacy and no place to escape. We will be severely impacted with the high rise city development in a low rise suburb.</i></p> <p>I strongly object to the proposed Local Development Plan (LDP) which will have a detrimental impact both on my personal situation and the local community as a whole.</p> <p>Our residence at [REDACTED] Connolly, was purchased for its natural beauty, quiet environment and expansive views of the golf course. We chose the suburb due to the low population density, security, the natural fauna and flora and protected environment.</p> <p>We paid a considerable premium for a modest house with the key attribute being expansive uninterrupted views of the golf course and framed by mature trees. Our house currently provides a secure, private, relaxing, calm, pleasant and very quiet environment for our family.</p> <p>Our personal privacy will be severely impacted by the high rise nature of the proposal with multiple apartment occupants being able to see directly into our entire block and living areas of the house.</p> <p>A construction project of this scale in this location is an architectural blight that will adversely affect the marketability, resale value, and overall appeal of our home.</p> <p>The LDP is filled with assumptions that appear to be lifted directly from town planning or architectural literature, which are completely at odds with the true impact of a development of this large scale. The LDP claims it will provide the following:</p> <ul style="list-style-type: none"> • Enhanced environment • Sensitive design • Safe and attractive place for living

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	<ul style="list-style-type: none"> • Thriving place with a sense of community <p>Where is the sensitive design?</p> <ul style="list-style-type: none"> • It towers over a green leafy suburb • It will remove if not all the trees, to enable them to build the 3 buildings in those areas. <p>Where is the enhanced environment?</p> <ul style="list-style-type: none"> • It takes away from the distinct character of the area – green leafy suburb. • The developers are not offering any additional benefits or amenities to the community of Connolly like the Ocean Reef development which has gym, pool, active areas and shops. <p>Where is the safe and attractive place for living?</p> <ul style="list-style-type: none"> • COVID brought about a requirement and realisation of the importance of useable green space as a requirement for developments. • Connolly is well below half of greenspace required of suburbs – 10% is the set standard, we are sitting around 4%. This will be adding population to our already lacking green space availability. • Where do the children play, where is the safety? They can't utilise the golf course due to the risk from balls. • There is a known correlation between high rise living and increase in reported crime. <p>A thriving sense of community?</p> <ul style="list-style-type: none"> • Where will the crossover be from the residents who live in the suburb to the new housing development which has in-house amenities? Where are the community 'touch points'? • Increased population creates disconnection within a community. • The Connolly Residents Association publically describes the members favourite things about Connolly on their website, which captures our community, these are some of their quotes: <ul style="list-style-type: none"> • [REDACTED] 'watching the kids cycling to and from school, the suburb feels so safe' • [REDACTED] 'The it is a very green suburb, safe to walk and close to beaches' • [REDACTED] 'The people. We have great relationships with our neighbours & there is a real community spirit. Also, I love being surrounded by nature!' • [REDACTED] 'It's established quiet suburb with a great community atmosphere' <p>I have expanded on the statements in the LDP in the below subject areas:</p> <ol style="list-style-type: none"> 1. Size and scale: The LDP concept is completely out of scale and context with the existing Connolly community and structures. It will be visually overbearing and become the focal point for the whole suburb. The majority of project construction costs are in the first two floors of the building developments, every level after that is relatively inexpensive by comparison. This makes an incentive to change the design to have as many levels as possible to increase profits. These high rises prioritise profit over the impact of the suburb and its community. 2. Loss of privacy and views: The proposed high-rise development would overshadow many existing homes and diminish privacy. Our house design specifically maximises panoramic views directly onto the proposed Site A. The proposed design (which can be further changed) will allow many terraced levels up to 14 stories to focus their views directly into our garden and through into our house. 3. Increased noise pollution: The construction process and subsequent occupancy would create noise disruptions for an undetermined period of time. The impact of which will certainly impact the health, sleep and wellbeing of nearby residents.

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	<p>4. Inadequate parking: The LDP does not appear to have adequately catered for the potential number of extra vehicles requiring parking especially during the construction process. Important resident concerns regarding overflow or spread into local streets was a subject that the developer actively minimised during the community meeting held at the resort on Monday 10 February at the resort.</p> <p>5. Pressure on currently overburdened local services: The new 1000 residencies at Ocean Reef Marina in addition to this development will all contribute to further burden Joondalup health services (already experiencing excessive ambulance ramping over 660 hours for the month of January 2025.), local police and schools.</p> <p>6. Impact on community feel: The LDP suggests that Connolly's suburban charm and low-density character would be enhanced. However, creating a shift to a more impersonal, high-density living environment creates social isolation and disconnect from Australia's traditional emphasis on outdoor living and space. Evidence of the close existing community culture and importance of connection to green open space are clearly shown on the resident's association page. There are many undeveloped locations that would be more suitable to multi-level residential structures with travel hubs accessible by foot and CBD facilities and in line with the current governments push for high density housing.</p> <p>7. Environmental concerns: The development could harm local wildlife, including endangered species (Carnaby's Black Cockatoo) and the construction process could permanently damage the natural habitat. See evidence listed at end of document.</p> <p>The trees that will require destruction to facilitate the development are mature with some estimated to be over 100 years old. Planting saplings in order to 'offset' the impact will not compensate for the loss caused by the construction. The birdlife in the proposed area is amazing.</p> <p>Removing significant numbers of mature trees appears to be in contradiction to the City of Joondalup's own environment strategy. In 2023/24 the city planted 2,253 trees as part of the Winter Urban Tree Planting program. An additional 1,677 trees were planted as part of the City's Leafy City Program. The Climate Change Strategy includes a target of planting a minimum of 1,000 trees per year. These saplings will take many decades to mature into the trees the the LDP will remove.</p> <p>The City of Joondalup should also be mindful of the existing partnership and commitments to Birdlife Australia including their mission statements regarding protection of birds threatened by extinction, some of which frequent the specific area proposed for development.</p> <p>Approval of this LDP appears in direct conflict with the City's 'Leafy City Programme' and 'Climate Change Strategy'.</p> <p>8. Bushfire risk: The development is near bushfire-prone areas, and risks are not adequately addressed (Historically there have been fires up to our property and includes a recent golf buggy charging fire).</p> <p>Many new residents are likely to require charging facilities for electric vehicles thereby increasing the danger. Concerns are held that the subsequent fire evacuation routes for potentially 600 residents will necessitate removal of many mature trees to widen and the single access/ exit point may then block the incoming emergency services.</p> <p>The LDP makes only limited mention of the proximity to a bushfire-prone area. However, if recent events and subsequent assessments are considered, the area may be reclassified in the future as a high bushfire risk zone, necessitating further clearance of the mature trees in the vicinity to secure the safety of the new structure.</p> <p>9. Security and safety issues: Lack of clarity as to who the target owners / investors will be. The type of residency (short term rentals, Air BnB etc) and occupancy has an important impact on the community. Many of the multi-level apartments will also be directly in line of wayward golf shots from the adjacent tee subjecting the occupants to significant risk.</p>


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	<p>10. Long-term impact: The proposed development will set a precedent for further high-density housing on the golf course and surrounds (including other potential precinct development proposals), changing the character of Connolly permanently. Will the developers at the Connolly Shop site also now resubmit their plans for a higher structure to realign to this new precedent?</p> <p>11. Increased traffic and congestion: The proposed development does not adequately consider other high-density projects such as Ocean Reef Marina (1000 residential dwellings), Connolly Centre, and the wider impact on general and peak time congestion around key locations e.g. Hodges Drive towards transport hub and freeway. Back-ups are also likely at multiple intersections in peak times which will increase travel times and risk to travellers. Established local roads within Connolly are not suitable for the increase in volume of traffic especially during peak periods.</p> <p>12. Impact of protracted construction: The site will necessitate substantial foundation work into quarry bedrock from the outset, resulting in considerable noise, dust, and vibration that will impact the mental and physical well-being of residents. The staged approach outlined in the LDP indicates prolonged, large-scale construction over several years, which is both unreasonable and unfair to the current residents. Our son has severe dust allergies, construction will likely impact his health and wellbeing impacting his ability to breathe.</p> <p>13. Urban heat island: A large concrete structure of this scale will disrupt wind patterns and affect the local microclimate. Additionally, many existing homes will be impacted by shading, blocking views of sunrise and sunset.</p> <p>14. Safety of our community: Local school children walk and cycle to and from school due to the relatively low traffic volumes and the associated reduced risk of harm or injury. Recently, residents requested additional road policing support (black strip research data will be available) due to an increase in vehicles exceeding the speed limit on Fairway Circle. The direct route from the proposed development to Currambine Shops will pass Baltusrol Park, which has recently been upgraded with new children's play equipment. The current connection and familiarity of existing residents with the area plays a key role in self-correcting unsafe driving behaviours.</p> <p>15. Visual privacy of our community: High-rise development will compromise and adversely impact our privacy. Put plainly, residents in high-rise will have full and uninterrupted view of our bedrooms and living areas, gardens and pool areas.</p> <p>16. Anti-social behaviours: Connolly has exceptionally low crime and antisocial behaviour. This is evident both statistically and from the community pages and residents. This traditional 'community based' culture is reliant on the close bonds of family homes in the current format. The proposed high density units will permanently and detrimentally change the close knit community feeling of Connolly.</p> <p>17. FIRB: Has the council fully assessed the LDP's overseas owner's compliance with, and its alignment to, the Foreign Investment in Australia guidelines before proceeding with consideration?</p> <p>18. Additional uses of the structures height for 4/5G Transmitters: The proposed development height creates the potential for the installation of transmitters or antennas, which have documented health and environmental implications. The LDP makes no mention of this potentially significant income source or any commitments related to it.</p> <p>19. Deviation from existing residential buildings: Connolly was originally designed as a low-density community, and the developers and council are now attempting to impose medium- and high-density development rules on this established low-density environment. The area is primarily zoned R20 and R40, with residents integrated seamlessly under the existing tree line. Unlike the proposed LDP, no existing structures detract from the natural beauty of the area.</p> <p>20. Zoning: Currently the buildings on plot B are 'To provide for a range of privately owned community facilities that are only allowed to be incidental or ancillary to the provision of those facilities, which are compatible with surrounding development the resort'. This design and intended purpose vastly exceeds this (The resort size is 70 rooms - the development is 130 dwellings).</p>


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	<p>21. Lack of new services: There is inadequate provision for new services and facilities that would potentially benefit the impacted local residents or 'enhance the community'.</p> <p>22. Inadequate consultation: Many local residents have struggled to understand the complexities and key clauses within the LDP. The communication and consultation process has been insufficient and with unacceptable haste. A limited 500-meter letter radius fails to reach all potentially impacted residents, preventing them from expressing their concerns or objections.</p> <p>Elderly residents, in particular, who do not utilise open source material / internet have found it challenging to grasp the full impact of the development and may have been misled by architectural projections that distort the true scale and details. The projections have been artificially adjusted in the LDP to minimize the perceived negative impact of such a large structure.</p> <p>The intricacies of the LDP's relationship and its precedent over other planning documents is complex and presents challenges for an average resident to absorb and process.</p> <p>Recommendations: In conclusion, I strongly object to the proposed Local Development plan – 45 Country Club Boulevard, Connolly in its entirety, including any supporting documentation.</p> <p>I have highlighted the points above as to why the community and my family will be personally affected to the detriment to the suburb.</p> <p>Recommendations:</p> <p>Points which need to be considered for any future development on the proposed site:</p> <ul style="list-style-type: none"> • Environmental - Trees are not to be pulled down to make way for the dwellings, but the dwellings are made to be flexible within the area. This is to ensure the long established habit of the birds/endangered cockatoos (flora/fauna) are protected and to also reduce the urban heat island effect. • Height - Reduce the development to town houses (maximum 2 levels), this is in keeping with the area. This aligns with being sympathetic with the existing neighbourhood and village atmosphere of Connolly. Any such development limit to 2 standard story construction measured from natural ground level. • Parking - Provide enough parking, previous developments by the developers have caused congestion and lacking of parking for families that live here. The community are left with congested roads on Spy glass and Long Island Pass. • Congestion - Decrease the number of units to avoid overcrowding, and congested occupancy. • Noise pollution - Address potential noise impacts through soundproofing measures for nearby homes. These must be non-evasive, fitting and in support of the Connolly themes. • Lighting pollution – all lighting needs to be angled utilising shielding so lighting from ceilings/dwellings do not permeate across the fairway. Driveways must be sympathetic in angles so car lights are not projected across the fairway into other houses. Building structure, paint and windows made of non-reflective compounds. No mirrors or light reflecting ornaments allowed on balconies. • Privacy - Ensure that the privacy of all and any Connolly home/residents are maintained. This will include regulation/rules of design and construction in which a view from any part of the proposed development will not transgress visual privacy regulations of any existing house through windows and openings, garden or swimming pool area. • Blight on the property – Provide financial compensation for all owners whose property values and privacy may and/or will be, negatively and/or affected in any way. (<i>see evidence listed below</i>). Additional key selling features to be added to houses on the golf course. Developers to provide free use to the golf course, gym and resort facilities for houses located on the course (this would be linked to the house deed and the agreement would not be lost if the house or golf course is sold. The agreement would be linked to the recognition of blight caused on the property as well as monetary compensation for houses to try and add value where it has been lost.

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	<ul style="list-style-type: none"> • Costs incurred - Historically there is an increase in theft and criminal behaviour where significant developments occur. Such activity may increase insurance premiums for which owners must be fully compensated, and for as long as such premium increase is charged. • The development does not reduce, tarnish or negate any benefits of the existing community either through lifestyle and/or connection, and/or security i.e lack of new community facilities. • Precedent - Any such development must not set a precedent for other potential developments on the Joondalup Golf Course and/or Accommodation precinct in any way, and not at any future time. This must also include developments such as the Connolly Shopping Centre etc. • Open space development - The developers should become responsible for improving and maintaining our current parks in the Connolly area into botanical parks, similar to that of the Wanneroo Botanical Gardens. This is to acknowledge the lack of open green space and to make up the short fall of any additional population to the area both residential and hotel. • Zoning - Any agreement with the council and developers should not negate local legislation applied to the suburb requirements of R20 or R40 zoning which is in line with the housing area of the suburb, not the Connolly shopping centre. <p>Consideration: We respectfully request that any further developments in this case and others in the future, include increased community involvement, in order to be fair, transparent, and provide the community and those impacted a say in matters before an advanced stage is reached so that community sentiment, inputs, and considerations can be dealt with on an inclusive and progressive basis. We urge that the proposal be revised to address and mitigate these concerns, suggestions and requirements. <i>Evidence - Agents use our views as key selling points, this property on [REDACTED] does not have the same impactful view as our property at [REDACTED]. [IMAGE REDACTED]</i> <i>Evidence - Open home conducted by [REDACTED] at our now house [REDACTED] – people are drawn to our impressive view and were not looking at the house (see below)</i></p>  <p><i>Evidence - Carnaby's Black Cockatoo, fence at Connolly (Threatened ranked as Endangered) Schedule 1 – Fauna that is rare or is likely to become extinct.</i></p>

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499	<p>Oppose Too high and encroaching. Beautiful trees and wildlife impacted and destroyed. Access to and from for the volume of people dangerous and impacting on existing residents It would make more sense to renovate the existing hotel and clubhouse assets. Keep and maintain the exclusive World Class Resort appeal.</p>
500	<p>Oppose Height is an issue. Height of tallest building should not be lower than current tree line. Current planned height impacts privacy for residents.</p>

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501	<p>Oppose</p> <ol style="list-style-type: none"> 1. 14 stories tall for the apartment block is extreme and too high even with the proposed design option. 2. The height of 12 or even 14 stories high is not in keeping with the existing housing structures in Connolly. 3. This will impact massively visually across the suburb 4. Connolly is known for its trees and the addition of these buildings will mean the removal of many trees from the area. This is not consistent with the character of Connolly. We need to protect our fauna, flora and the beautiful area of Connolly 5. The local Development Plan is not consistent with Planning Framework and Policies 6. Significant increase of traffic in the suburb - bringing noise, pollution and a very busy single road access. This will cause traffic queues particularly at peak times and increase danger to the local children and locals who use the area for exercise 7. Many Local people use Fairway Circle for walking, cycling for daily exercise. Currently the view as you walk is trees, and the golf course whilst 2 high rise buildings will become the new focus. This will spoil the serenity of the area. 8. Lengthy build times for this development will mean noise, dust and disruption 9. The development does not include any proposal for new amenities for existing residents. To use. This is one of the very few suburbs in Joondalup area that doesn't even provide a local convenience store for its residents 10. The extreme height proposed for these buildings will adversely affect the popularity of the suburb and the golf resort 11. Why are buildings up to 70 metres beings considered when there are no other such buildings in any neighbouring suburbs? Apartments built in Currabine are only around 6 stories high and those are built on the edges of the suburb. 12. Apartments of a maximum of 6 stories is more acceptable. I support progress and want the resort to thrive but the development has to be in line with the rest of the suburb and compliment Connolly.
502	<p>Oppose</p> <p>The height of the building is a big issue as this will ultimately become an eye sore and will not blend in with the surrounding landscape. Increase to traffic within the area due to increasing the population significantly is also of concern.</p>
503	<p>Oppose</p> <p>(no comments provided)</p>

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NO.	COMMENT
504	<p>Oppose</p> <p>I oppose this planning proposal for a number of reasons:</p> <p>The extensive height of the proposal, 14 stories and 80 metres tall at it's peak will have a considerable negative impact on the aesthetics of the area. Joondalup Resort and surrounding golf courses are an area of natural beauty and the jewel in the Joondalup Council's crown. This will be completely spoiled by building anything above the treeline.</p> <p>Yet more limited public open space would be unnecessarily lost. A significant quantity of flora and fauna, including the endangered black cockatoos will be displaced by this proposal, further negatively impacting the environment.</p> <p>The proposed plans include the building of 190 new apartments. This means a minimum of 380 cars entering and exiting from one area - Country Club Boulevard. This street is already busy with deliveries in and out of the area. The current road infrastructure cannot cope with this amount of increased traffic and will result in major delays and queues getting in and out. This increase will also heighten the risk to children crossing the road to get to nearby Connolly Primary school on Fairway Circle. There will also be a significant increase in traffic noise and pollution.</p> <p>The additional population boost will put additional strain on the restricted amenities in Connolly, for example the local nearby shops are limited in number with limited car parking, which is consistently full. Therefore, again the infrastructure is not there to cope with this increase in population.</p> <p>The major attraction of living in Connolly is that it is a quiet, leafy suburb. Increasing population by approximately 400 people in high density housing will ruin this ambience and is not in keeping with the character of Connolly. Noise will increase significantly along with the potential for increased crime, such as graffiti, destruction of property, theft etc.</p> <p>It is also noted that this proposal does not provide any amenities for Connolly residents to access. This proposal does not offer anything advantageous to Connolly residents and is purely a profit making exercise for the owners of the resort and the associated companies involved in planning and building the structures.</p> <p>Building the structures will require digging through solid rock formations. This will result in a significant noise impact for a prolonged period of time again ruining the ambience of the area and disturbing residents who will not be able to enjoy any outside living in their own homes as a result.</p> <p>The issues as described above will also reduce property values, with potential buyers put off with the impending building works and the prospect of a towering eyesore of an apartment block being in full view.</p> <p>There have been 10 housing opportunity areas within the Joondalup Council that have been nominated for high density housing. Joondalup Resort is not one of them so it is astounding that this proposal is being considered.</p> <p>The residents of Connolly are being completely ignored in this proposal which is very surprising considering the significant financial support the residents provide the resort through their custom. Connolly residents deserve better treatment than this proposal provides.</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
505	<p>Oppose</p> <p>My reasons for objecting, which I hope the Joondalup City Council will seriously consider, are as follows:</p> <ol style="list-style-type: none"> 1. The council has already identified 10 Housing Opportunity Areas (HOA) that can address population growth and meet State Government infill targets. This proposed site in Connolly was not on this list, and I do not believe that allowing the construction to proceed will address the current housing shortage. Can it be guaranteed that the dwellings will be affordable and only available for purchase by people who will use the property as their primary residence? 2. The plans are highly misleading, as the drawings depict a tree line roughly 10 stories high to minimize the perceived impact these apartments would have on the visual aesthetics and privacy of neighboring properties. 3. The height of the proposed dwellings is not within the guidelines for this area. This ties back to point 1, as this site has not been recognized as an HOA. The Local Development Plan (LDP) seems to be driven purely by profit. 4. The environmental impact on flora and fauna needs to be considered. The current wildlife, including Black Cockatoos whose habitat is already being lost and degraded, will be affected. Additionally, trees are being removed from the proposed site before permission has been granted. 5. There will be a significant increase in traffic in the area. With 190 new dwellings, that means at least 190 additional cars on Country Club Boulevard. In reality, it will likely be at least 300 additional cars with visitors' traffic. I do not believe that the current road infrastructure can handle the increased traffic load. There will also be increased traffic on Fairway Circle, posing a higher risk for children crossing the road to get to the primary school. 6. There are already limited public open spaces in Connolly, and this proposed development further reduces them. The development does not benefit the existing residents of Connolly. 7. An increase in the number of dwellings in Connolly will also lead to an increase in crime and vandalism, such as graffiti. This has been observed in other areas in Perth where high apartment blocks have been built. <p>This Local Development Plan is not consistent with current planning frameworks and policies, and I strongly oppose it.</p>

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NO.	COMMENT
506	<p>Oppose My reasons for objecting are as follows:</p> <ol style="list-style-type: none"> 1. This proposed site in Connolly is not among the 10 HQA's proposed by JCC to address population growth problems and I do not believe by allowing the construction to go ahead it would address the current shortage in housing. Can it be guaranteed that the dwellings would be affordable and only available for purchase by people who will be using the property as their main dwelling? 2. The plans are highly misleading, the drawings show a tree line roughly 10 stories high in an attempt to minimise the impact these apartments would have on the current visual aesthetics and privacy of neighbouring properties. 14 stories is too high for the residential neighbourhood. 3. The height of the proposed dwellings is not within the guidelines for this area. This also goes back to point 1, this site has not been recognised as a HOA. The LDP seems to be driven purely by profit. 4. Environmental impact on the flora & fauna. Has consideration be given to the impact this will have on the current wildlife including the Black Cockatoos whose is already being lost and degraded? 5. There will be a significant increase in traffic in the area - with 190 new dwellings that is at least 190 additional cars using country club boulevard. In reality it will probably be at least 300 additional cars with additional traffic for visitors. I do not believe that the current road infrastructure can service the additional traffic load. There is also the increase in traffic on Fairway Circle, with an increased risk for the children crossing the road to get to the primary school. 6. There is already limited public open spaces in Connolly and this proposed development reduces it even further. The development does not benefit the existing residents of Connolly. 7. With such an increase in number of dwelling to the suburb of Connolly there will also be an increase in crime and vandalism such as graffiti. This has been seen in other areas in Perth when high apartment blocks have been built. <p>This local development plan is not consistent with the current planning frameworks and policies and I strongly oppose to it.</p>
507	<p>Oppose (no comments provided)</p>

**PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
508	<p>Oppose Community Consultation on Planning Proposals Proposed Local Development Plan - 45 Country Club Boulevard, Connolly</p> <ul style="list-style-type: none"> Planning proposal number - 111922 <p>Gaps and Issues regarding consistency with Local Planning Policies:</p> <ol style="list-style-type: none"> 1. Residential Development Local Planning Policy: The LDP claims to minimize bulk and scale impacts on adjoining residential properties, but the proposed heights (up to 14 storeys) may still be contentious. 2. Environmentally Sustainable Design Local Planning Policy: While the LDP mentions sustainability, detailed measures are deferred to future development applications. More specific commitments could strengthen the proposal. <p>Community Impact:</p> <ol style="list-style-type: none"> 1. The LDP states that the development is a significant distance from adjoining residential areas, but community consultation feedback on potential visual and traffic impacts should be thoroughly addressed. <p>Traffic and Access:</p> <ol style="list-style-type: none"> 1. The LDP anticipates that residential development will generate traffic at different times than existing uses, but a detailed Traffic Impact Assessment (TIA) is deferred to future stages. <p>Impacts of other policies and government processes Australian State Planning Commission has set precedent for significant developments, especially those exceeding typical height limits, often attract scrutiny and may require WAPC involvement if deemed complex or significant.</p> <p>Even though this part of the develop process is not applicable for opposing the development, I would like my voice heard to express the following concerns:</p> <ol style="list-style-type: none"> 1. Height and Scale: The proposed building heights (up to 14 storeys) may be seen as excessive and out of character with the surrounding area. 2. Traffic Impact: Potential traffic congestion and safety concerns due to increased vehicle movements. 3. Community Amenity: Potential negative impacts on the visual amenity and character of the area, as well as concerns about overshadowing and privacy for nearby residents. 4. State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7): Although the south-eastern portion of the golf course near the freeway is located within a bushfire-prone area, the subject site itself is not. Therefore, there are no specific bushfire planning matters to be resolved as part of this LDP 5. State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0): The LDP has been reviewed by the City of Joondalup Design Review Panel (DRP) against the 10 Design Principles contained in SPP 7.0. The feedback from the DRP has been incorporated into the LDP to ensure high-quality design outcomes. This sets precedent for scale of development. 6. Transport Impact Assessment Guidelines. The LDP acknowledges that a detailed assessment of transport matters will be required prior to the approval of any future development application for residential development on the subject site. <p>Impact on Bushfire Control and Community Safety While the subject site is not in a bushfire-prone area, it is essential to consider the broader context of the development and its potential impact on bushfire control and community safety. However, the south-eastern portion of the golf course near the freeway is within a bushfire-prone area, which means that any future development in that specific part of the site would need to consider bushfire risk and management.</p>

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NO.	COMMENT
	<p>1. Increased Risk: The proposed residential development is designed to be integrated with the existing Joondalup Resort amenities, which include a golf course and other facilities. Given that the development is not directly within a bushfire-prone area, it is unlikely to significantly increase the risk of bushfire control issues for the community¹.</p> <p>2. Community Safety: The development includes design objectives that focus on creating a safe and attractive living environment. These objectives include high levels of visual surveillance, safe pedestrian and vehicle movement, and enhanced pedestrian networks¹. These measures contribute to overall community safety and resilience.</p> <p>3. Future Considerations: If any future development extends into the bushfire-prone areas of the golf course, a detailed Bushfire Management Plan would be required to ensure that appropriate mitigation strategies are in place. This would include measures such as creating defensible spaces, using fire-resistant materials, and ensuring adequate access for emergency services.</p> <p>Potential Environmental Impacts</p> <p>It is essential to consider the potential environmental impacts and ensure that any development complies with relevant environmental protection regulations. The development is likely to destroy trees that are critical to native wildlife such as the Barnaby Black Cockatoo. The following risks for a reduction in foraging habitat will result in;</p> <ul style="list-style-type: none"> • Food Sources: These cockatoos depend on specific native trees for foraging. The destruction of these trees would reduce the availability of food sources, impacting the birds' ability to find sufficient nutrition • Habitat Fragmentation: The removal of trees can lead to habitat fragmentation, making it more difficult for the cockatoos to find continuous foraging areas. This can increase their vulnerability to predators and reduce their overall fitness <p>To mitigate these risks an environmental Impact Assessment (EIA) is required to identify the specific impacts on the Barnaby Black Cockatoo and other wildlife. This assessment should include measures to mitigate the loss of habitat.</p> <p>Potential Environmental Considerations</p> <ol style="list-style-type: none"> 1. Environmental Protection Act 1986: <ul style="list-style-type: none"> • This Act requires that any significant development must consider its environmental impact, including potential effects on local flora and fauna • Future development applications may need to include environmental assessments to identify and mitigate any potential impacts on rare or endangered species. 2. Local Flora and Fauna: <ul style="list-style-type: none"> • The Joondalup area is home to various native species, and any development should take into account the preservation of local biodiversity. • Conducting a detailed environmental impact assessment (EIA) would help identify any rare or endangered species in the area and propose measures to protect them. 3. Community Consultation: <ul style="list-style-type: none"> • Engaging with the local community and environmental groups can provide valuable insights into the presence of rare or endangered wildlife and help address any concerns.

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NO.	COMMENT
509	<p>Oppose</p> <p>I object to this proposal due to:</p> <p>Apartment blocks will be too tall and an eyesore for the residents.</p> <p>190 apartment will result in approximately 380 cars, increasing pollution, causing traffic jams and risking the lives of children crossing Fairway Circle to get to school.</p> <p>Wildlife will be negatively affected, including the endangered black cockatoos.</p> <p>Building works will have to drill through rock resulting in excessive prolonged noise.</p> <p>Property values will decrease as a result.</p> <p>The proposal is not consistent with Planning Frameworks and Policies.</p> <p>The proposal further reduces limited public space.</p> <p>There are no proposed amenities for Connolly residents to access.</p> <p>This proposal is completely detrimental to Connolly residents - there is absolutely nothing positive for the residents in these plans.</p>

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NO.	COMMENT
510	<p>Oppose</p> <p>1. "The subject site is contained within a landscaped setting and is remote from the surrounding lower density residential development"</p> <p>>> to say remote is inaccurate when only separated from surrounding lower density houses by 150m of golfing greens, especially given the vast size and height of the development. This will not "minimise the bulk and scale when viewed from these properties" as 80m in height is vast, tiered or not.</p> <p>2. "The future residential development is consistent with the objectives of LPS 3 and the City of Joondalup Local Planning Strategy which seek to accommodate high quality, higher density development in appropriate locations and to diversify the housing stock in the City to cater for a range of housing needs"</p> <p>>> The location for the scale of this development is not at all appropriate. There is no direct public transport access and only a single road in and out. The proposed 14 storeys is not at all in keeping with the existing structures of the area and is likely to devalue the surrounding area both aesthetically and value wise. The negative impacts from increased traffic, noise, reduced tree cover and an unappealing high rise in the middle of the golf course will not be providing high quality housing stock in an appropriate location.</p> <p>3. "The provisions contained within the LDP will facilitate an exciting residential component to the existing facilities at Joondalup Resort."</p> <p>>> this would be true if the existing facilities were well maintained, utilised and already accessible to the community, which they are not.</p> <p>4. The "perspective views" in the proposal are distortive in reflecting an 80m building height given the height of the tree line, which makes the proposal seem to have purposeful misrepresentation. Understood it is an artist impression but this should at least be to scale.</p> <p>5. Whilst Country Club boulevard can carry up to 6000 cars per day (Lot 535 (No. 45) Country Club, Boulevard: Traffic Impact Statement, page 4), the roads intersection with Fairway Circle, and Hodges drive is inadequate for such volumes. Any increase will have an impact on these and is not adequately considered in the proposal. Furthermore, with the development of Ocean Reef Marina, there will be more traffic on Hodges drive, which will impact the intersection with Country Club Boulevard and is not considered in the traffic study.</p> <p>6. There is significant pedestrian traffic along Fairway Circle, and a number of these are school children attending Connolly Primary. Thus an increase of traffic at the intersection between Country Club Boulevard and Fairway Circle will increase the risk the pedestrians face.</p> <p>7. Whilst the developers are looking at staging the development, dependent on market conditions (Lot 535 (No. 45) Country Club Boulevard, Connolly Proposed Local Development Plan section 3.5), what are the stages and what are the triggers?</p> <p>8. The market for units is generally below that of houses in Perth, and there is a possibility that the units will stand empty for significant periods due to them not being sold, the impact on the surrounding areas property value has not been adequately taken into account.</p> <p>9. During the staged approach, it is unclear if the area will be cleared until building will commence under favourable market conditions. If it is cleared and then not developed for some time the barren land will be an eyesore and devalue the area.</p> <p>10. It is not understood how the cutting down of significant number of trees and replacing this with concrete buildings is environmentally sustainable. The proposal does not adequately address the removal of the tree canopy and providing areas to encourage greening on balconies is not adequate. No alternatives are proposed and no replanting is proposed, although it is understood this will be considered in "future applications" it appears to be poorly prioritised.</p>


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NO.	COMMENT
511	<p>Oppose</p> <p>Whilst I am not against suitable development of the land which is the subject of this Local Development Plan (LDP), I do not believe the proposal that includes a 14 storey development is appropriate and I therefore oppose it. Rather than being a development that blends in with the remainder of Connolly, I believe it will stand out in a negative way and be detrimental to the amenity of Connolly.</p> <p>I refer to the City of Joondalup policy 3-2 - Height and Scale of Buildings within Residential areas.</p> <p>It's Objective is - "To ensure that all development within a residential area of significant height and scale is given appropriate consideration with due regard to the protection and enhancement of the amenity and streetscape character of the surrounding area." It is stated that Amenity shall mean "the quality of the environment as determined by the character of the area, its appearance and land use, which contributes to its pleasantness and harmony and to its better enjoyment."</p> <p>Connolly is a leafy suburb where the vegetation acts a screen between buildings thereby reducing their visual impact. The vegetation also helps to reduce ambient temperatures. This is due in part to the block sizes which enable homes to have decent sized gardens that support vegetation. The golf course and native bushland also contributes to this. Compare this to newer developments where homes are crammed onto ever decreasing lot sizes which leads to homes occupying the majority of the lot and the suburb being a jungle of buildings with very little vegetation and associated increased temperatures.</p> <p>As far as I am aware the highest building in Connolly at present would be a maximum of two or possibly three storeys. This is well below the height of many mature trees. So I can't understand how a high rise development such as being proposed by this LDP can be considered as meeting the objective of City of Joondalup policy 3-2. I am concerned that this LDP is the start of a process that will forever change the nature of our beautiful suburb and the community that lives here.</p> <p>I attended a presentation and question and answer session about the proposed LDP at the Joondalup Resort which was arranged by the Connolly Residents Association. I came away with a lack of confidence in the people handling the plan and their lack of understanding of the residents of Connolly. It was as if they were addressing fellow planners and architects with their use of acronyms and jargon rather than talking in terms that members of the general public could easily understand. They seemed ill prepared and surprised by the quality of the questions being put to them. This did not lead to a lot of confidence in what we were being told or not being told. From this I assume that they did not apply the "WAPC - Guide to best practice planning engagement in WA".</p> <p>I also have some other questions and comments regarding the LDP.</p> <p>An extract from the Conclusion section of the LDP states "The LDP has been designed to respond to feedback from the City of Joondalup Design Review Panel to facilitate a highly site responsive design outcome which will deliver a high level of amenity to future occupiers while minimising any impacts on the surrounding residential zoned land".</p> <p>How many of the Design Review Panel live in Connolly and will be impacted by the sight of a 14 storey apartment block in an otherwise low level residential suburb? None I assume, as they would have a conflict of interest. So how can they assess that the design outcome minimises impacts on the surrounding residential zoned land when it seems little or no consultation with the residents has occurred during the preparation of the LDP. Many residents whilst at home or enjoying walking in Connolly will be confronted with a high rise building towering way above the tree line.</p> <p>It is stated on page 22 of the LDP relating to site A that the "Maximum height of buildings 80m AHD or 14 storeys". The wording is such that presumably a 14 storey building that has a maximum height greater than 80m AHD would be acceptable? This comment may seem pedantic, but this is a document that will guide future design, and if it is open to interpretation, could be open to creative manipulation.</p> <p>I trust this provides some explanation about my concerns and reasons for my opposition to this planning proposal.</p>

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NO.	COMMENT
512	<p>Oppose</p> <p>The 'Private Community Purposes' zoning is specifically for community-related uses and facilities. This zoning does not typically include residential development, which is why an R Code (Residential Design Code) is not assigned to this lot. This is in conflict to the Residential Development Local Planning Policy.</p> <p>Community Impact: The LDP states that the development is a significant distance from adjoining residential areas, but community consultation feedback on potential visual and traffic impacts should be thoroughly addressed. This must be addressed for the safety of children attending the Connolly public school as parents of these children are likely to reside outside of the Connolly suburb.</p> <p>Traffic and Access: The LDP anticipates that residential development will generate traffic at different times than existing uses, but a detailed Traffic Impact Assessment (TIA) is deferred to future stages. This could be a point of contention.</p> <p>Environment and Amenity: The proposed building heights (up to 14 storeys) may affect the visual character and amenity of the surrounding area. i.e. shadowing, sunset and natural light.</p>
513	<p>Oppose</p> <p>I am not opposed to suitable development of the subject land but I am opposed to the high rise that is proposed as I believe it is totally unsuitable in the suburb of Connolly.</p>
514	<p>Oppose</p> <p>I am writing to express my opposition to the proposed height increase for Lot 535 (No. 45) Country Club Boulevard, Connolly, and to advocate for limiting the development to no more than five storeys. While I acknowledge the ongoing housing crisis and the need for increased development, it is crucial that we balance the demand for housing with the preservation of the features that make our community special. I believe a development limited to no more than five storeys would be more appropriate for maintaining the suburb's character, respecting its residents, and minimising the visual impact on the natural landscape.</p> <p>Connolly is a low-rise, residential area with a distinctive and valued nature setting that contributes significantly to its overall appeal. The current skyline of the suburb is dominated by single-story and low-rise buildings that blend into the surrounding natural landscape. Taller buildings would clash with the environment and negatively impact the quality of life for residents—especially those who have invested in properties overlooking the golf course. As long-term ratepayers of the City of Joondalup, we do not wish to see this area become overdeveloped or transformed in a way that diminishes the suburban tranquillity we all enjoy.</p> <p>In conclusion, I urge the council to consider these concerns and revise the proposed height limit to no more than five storeys. This would allow for appropriate development that is in harmony with the character of Connolly, while still providing the Joondalup Resort with the opportunity to improve its land, generate income, and diversify its assets and customer base.</p> <p>Thank you for considering my submission.</p>

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NO.	COMMENT
515	<p>Oppose</p> <p>I believe that the residential expansion of the Joondalup Resort would not benefit the broader Connolly community and would be detrimental to the overall quality of life for the residents.</p> <p>My main objection is that the Resort has excluded the Connolly community from accessing and enjoying the space that was originally its public open space (POS). As outlined in Liveable Neighbourhoods 1 and 2 and evidenced in Healthy Active by Design, access to POS is critical to supporting physical activity and healthy inclusive communities. Whilst at first sight Connolly appears as a green suburb and a paradise for recreation, there is no access to the perimeter of the site so that residents can walk around the amenity. It is one of the suburbs with the least amount of POS having had theirs sold to private developers for the Resort to be built a few decades ago.</p> <p>Now, future residents are increasingly excluded from the space whilst being asked at the same time to be open-minded about allowing the Resort to expand. However, with its height (14 storeys at its highest) and considerable mass to accommodate 190 new dwellings, the proposed development is out of character with the suburb. It will be visible to a significant part of the suburb and will result in increased traffic and will put greater pressure on local infrastructure and services.</p> <p>Putting all these challenges aside, how exactly will this development benefit the local community? Housing diversity and choice were mentioned as reasons to support the development and resist 'Not In My Back Yard' (NIMBY) reactions. However, is this development going to be designed with local downsizers in mind, or will they target predominantly a short-stay overseas market should the proposed local development plan be approved? From their past actions I would be surprised if they had the local market in mind.</p> <p>Furthermore, the Resort has shown a high level of contempt towards the surrounding community. For example, there are hostile signs around the golf course stating: "Private Property No trespassing. Unauthorised access for recreational or any other activities is strictly prohibited" and "Trespassers will be reported to police". These signs are in the middle of residential areas and residents are made to feel like criminals in their own street. This is highly disrespectful to the local community. Additionally, in places the perimeter fences are falling down giving an unkempt appearance to the suburb; in other areas, high fences have been erected blocking views of the golf course. Again, this demonstrates disrespect for the neighbouring community and their disregard of their responsibility to be a good neighbour.</p> <p>In conclusion, this development will be self-serving for Joondalup Hotel Investments Pty Ltd. and will have little benefit to the local Connolly community, instead it will negatively impact the character of the suburb and the residents' quality of life. The City of Joondalup must therefore reject the application.</p> <div data-bbox="317 1015 1270 1219">  </div>

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NO.	COMMENT
516	<p>Oppose The height of this development is excessive for the area and does not conform with Residential Design Codes and local design code plans. The adverse impact on the area both from a privacy and visual aspect will be detrimental to all residents and public that use the golf course. The supplied traffic impact statement is vague to say the least and looks like it has been transcribed by someone with little experience in the traffic area, or done so with minimum facts, by design? Keep in mind that Ocean Reef Marine development is progressing and the traffic impact at Hodges Dr will be increased. Has any study been done on Flora, Fauna, Aboriginal Land rights. There is limited open space in Connolly with none being incorporated into these plans. Foreign investment is fine in my opinion but must not be, to the detriment of ordinary Australians, which I feel this development is. The height is totally unnecessary.</p>
517	<p>Oppose Upon looking at the local development plan and planning proposal, I believe this will only have a negative impact, not only on the suburb as there will be much more population, noise and traffic Connolly is known to be a peaceful and quiet suburb, the reason we bought our home in this location is for the nature that surrounds it and the peace tranquility of the area. Secondly the plan does not take into consideration all the wildlife and beautiful flora and fauna that surrounds the golf course and where the proposed planning is to take place, it is not environmentally friendly and the construction will disrupt the environment and wildlife, often as a family we go for walks there and that area is full of kangaroos and so many birds that call that place home it is so heartbreaking to think what will happen if the plan goes through. Finally, country club boulevard is a very quiet street and the only entry and exit point for the huge apartment building and hotel is country club boulevard a dual carriage way, traffic will be an absolute nightmare for visitors of the golf club and residents of the units and housing on Spyglass Grove where we live, how is one road supposed to cater for hundreds more residents coming in and out.</p>
518	<p>Oppose - Buildings too high - Increased traffic congestion in suburb - Fire risk for occupants due to limited access roads</p>
519	<p>Oppose The buildings are too tall, which will look displaced in our suburb and be visually disruptive. There will be too many cars on the road, connolly only has 5 exits to main road. There will be a build up of traffic getting out to these roads during peak hours and around the primary school. Also a potential increase fire risk and safe exits from the suburbs if this occurred. Fires have recently occurred at the golf course. I understand infill needs to occur to increase housing stock and for this reason I would have considered a smaller project, but given the size of this project, I think it is too much for the reasons given above.</p>
520	<p>Oppose We were told when we bought the land that the estate was limited to 1000 blocks this proposal will clearly exceed that restriction</p>

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NO.	COMMENT
521	<p>Oppose After reviewing the local development plan and planning proposal, I strongly believe it will have a negative impact. The increased population, noise, and traffic will disrupt the peaceful and quiet nature of Connolly—the very reason we chose to buy our home here. Country Club Boulevard is a quiet street, yet it will serve as the sole entry and exit point for a large apartment building and hotel. How can a single road possibly accommodate the influx of hundreds of new residents? Given that it is only a dual carriageway, the traffic congestion will be a nightmare for residents particularly those of us living on Spyglass Grove. Additionally, the proposal fails to consider the rich wildlife and beautiful flora surrounding the golf course, where construction is planned. This development is not environmentally friendly and will severely disrupt the local ecosystem. As a family, we often walk in the area, which is home to kangaroos and numerous bird species. It is heartbreaking to think of the consequences if this plan proceeds. Looking at the planning proposal, it seems fair that the Joondalup resort wants to renovate and further develop the hotel for the resort, however, I do not support the construction of the 14-story apartment building, as it offers no benefit to Connolly residents or the environment surrounding it. Instead, it serves only those profiting from it, with no consideration for the broader community.</p>
522	<p>Oppose 1. The LDP is not consistent with the low-density character of Connolly. Two towering apartment blocks will detract from the suburb's peaceful appeal to existing and new residents. 2. The LDP offers no new amenities for Connolly Residents outside the proposed site whereas residents within the proposed site will have access to the facilities of the resort. This leads to a supposition that these dwellings will be available for the sole use of the resort's clientele and will not address the local housing shortage in any shape or form. 3. The LDP proposes to remove all but 4 existing trees. Perth, as you will know, has the lowest tree canopy city in Australia. We need to protect the flora and fauna for future generations. It will take years to grow any sizeable screening.</p>
523	<p>Oppose I am opposed due to 2 items as follows: 1) Height, the no. of levels is excessive & obtrusive, what would be acceptable is that all & any development remain the same height & no. of levels as the existing resort as this has an impact on traffic; & 2) Traffic congestion, what is the traffic management plan long term if this becomes an issue & the short term traffic management plan for trucks during the development process.</p>
524	<p>Oppose I oppose this development as follows: 1) The height of the apartments are obtrusive to the environment & I question the artist impression, 14 stories will tower above any & all trees. Keeping all of the height to a maximum equivalent to the existing resort, ie 6 stories with maximum height of 46m is more acceptable & I believe remains within the initial council guidelines; 2) Traffic congestion is a concern with the no of apartments & residences proposed, hence my above objection above.</p>

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO.	COMMENT
525	<p>Oppose</p> <p>Although acutely aware of the need for more housing development in WA, in considering the impact of traffic to the area, given that 291 car bays are proposed in the LDP for 45 Country Club Boulevard, I feel a real concern for what this will impact will mean to the area, not just in peak traffic times, but more importantly in the event of an emergency evacuation such as during a bushfire.</p> <p>In even considering a current personal bushfire plan, and what evacuation of this suburb will look like, it becomes apparent that almost the entire southern part of the suburb of Connolly (including several large townhouse complexes, those properties facing the golf course and current visitors to/employees of the Joondalup Resort) would have to exit onto the narrow Fairway Circle road in order to leave the area, causing a huge bottleneck at the roundabout as well as at the exits leading onto Hodges Dr (should one of these not be impacted/closed due to fire threat close to this area ie. bush area closest the Mitchell Freeway.)</p> <p>For our complex of just 37 units, such a situation could generate at least 70 vehicles needing to exit urgently from this one exit point onto Fairway Circle.</p> <p>For context, our complex currently has about 5 visitor parking bays with the City of Joondalup allowing any overflow vehicles special permission to park on the walkway outside the complex, given that the road is too narrow/busy to allow cars to park in the street.</p> <p>I imagine therefore that if this proposal went ahead that the roads exiting Connolly would have to be widened too to make provision for such an event for the safety of all Connolly residents.</p>
526	<p>Oppose</p> <p>I more to Connolly 4 years ago for the quiet, natural and beautiful suburb it is.</p> <p>These apparents will 100% take away all of that. We will no longer be a small, quiet, nature loving suburb if this goes ahead.</p> <p>There are no other high rise apparents / hotel in Connolly for a reason. It needs to be made next too the art house in Joondalup. Now that would make sense..</p> <p>Our shopping centre isn't even up too standards for the people already living here.</p> <p>All the over flow parking with be banked up in this car park which already is pretty full during the day. This will be a traffic chaos and a massive disaster!!</p> <p>Who then will implement the fines to these cars parking illegally on the streets? Crime rates will go up more that's for sure.</p> <p>The noise from all the cars coming and going.</p> <p>Imagine the traffic jam with all these hundreds of cars coming and going!</p> <p>Will be an utter disappointment if any of this goes ahead.</p> <p>Do the right thing.</p> <p>Connolly is not Singapore.</p> <p>That's why we moved here!</p> <p>Thank you for your time</p>
527	<p>Oppose</p> <p>The proposed building's are too high for the suburb. There is also no proposal to explain how the suburb would cater for the increase in people. This current proposal is not viable for Connolly.</p>
528	<p>Oppose</p> <p>My concerns are with the large volume of cars that will be entering and existing that street. A lot of Connolly Primary School students either ride or walk to school, there for this becomes a safety issue.</p> <p>I'm also opposed to having a sky rise building in a suburban area. The proposed height is absolutely ridiculous for this area. A 6 storey building would be more appropriate.</p>

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NO.	COMMENT
529	Oppose The building for the area is too high. You only have to look at the one on Grand boulevard which is 16 storeys high to see the height and affect it has on the area. Coming in and out of that schem is a nightmare! The height of the building proposed at Connolly will be over looking houses on Royal Melbourne! Uf a proposal was for houses like the ones down beside golf club was made I would not have a problem with that as tge would be more fitting for the area.
530	Oppose i would support the development if the building height is changed to 40m or below
531	Support (no comments provided)
532	Support (no comments provided)
533	Support We can not go down the NIMBY road
534	Oppose The proposed height of the buildings are excessive and should be reduced to treeline height at the very maximum. The current proposed height will cause light pollution, noise pollution and privacy issues for nearby houses.
535	Oppose These size buildings will not be aesthetically pleasing in Connolly
536	Oppose Height of any development in the area should be restricted to a maximum of 4 stories. Building anything on this land is of no benefit to the Connolly Community. Impact from any development in this area will affect: water source internet access power impact local amenities such as GP/Joondalup Hospital access traffic and parking

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NO.	COMMENT
537	<p>Oppose This proposal is outrageous to bestow on the Connolly residents. Overcrowding 14 stories towering over our residential suburb is akin to a science fiction horror. Increase in traffic and crowding more people into an already open space poor suburb is ridiculous. Surely a planning code would have the residents protected against such a proposal. Safety This does not in any way benefit the community, and increase the risk of compromising safety by increased traffic in the Connolly streets and unsafe for the children especially school time. Fire on the golf course has already in the past demonstrated access safety is an issue as well. Community The sale of such a property would only be directed to overseas investors like the previous developments on the golf course. And the owners already demonstrate the poor maintenance of boundary fencing and private property signs no access show no community concern for Connolly. The likes of Arthouse in the middle of a residential suburb? Connolly is not a CBD.</p>
538	<p>Oppose There will be too much traffic, dangerous for any hazards at the proposed complex due to only being one route in and out. The natural vista of the golf course will be obstructed. The wildlife and endangered species of cockatoo that live there will be displaced.</p>
539	<p>Oppose Connolly is a beautiful suburb and a high rise construction would be a blot on our landscape. There would be a considerable increase in traffic causing disturbances at all times of day and night.</p>
541	<p>Oppose (no comments provided)</p>
543	<p>Support (no comments provided)</p>
544	<p>Neutral Depends on the height of the buildings and where proposed roads will be placed</p>
545	<p>Oppose Would support this development if the height was lower and a mixed use that benefited the community and local businesses was considered on ground floor. More information on managing traffic in and out of resort</p>
546	<p>Oppose The Development Plan is not consistent with Planning Frameworks & Policies, we need to protect our beautiful surroundings and our fauna and flora. We do not wish to have extra traffic, noise , security issues and dust from the development.</p>

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NO.	COMMENT
547	<p>Neutral</p> <p>Hello, I'm not opposed to the development, however I would like consideration given to surrounding infrastructure such as road upgrades. Also, with the lack of green space in Connolly, I believe amenities such as a fitness centre would be a good addition with discounted rates for Connolly residents. Also, it would be great to have a local shop/convenience store.</p> <p>With regard to the actual development, I think the height should be readjusted to perhaps 8 levels and reassurance given that the accommodation will not all go to foreign investors but be available for local Western Australians.</p> <p>Thank you</p>
548	<p>Oppose</p> <p>We love the natural beauty of Connolly. Being close to the golf course with all the lovely trees. This building will be above the tree line level and ruin the natural beauty of the area.</p> <p>With so many extra residents for the proposed development there is extra pressure on the council with refuge resources. There is only one road in and out of the facility. There has been several fires in the resort precinct already, I fear that if the road was cut off by fire there would be an issue of how the residents of the proposed facility would be able to safely evacuate.</p>
549	<p>Oppose</p> <p>Sounds like the Resort is in financial trouble and cooking up a scheme to recover. There is very little information to explain what these apartments are all about and who they are aimed at. Considering we haven't had a supermarket for nearly 10 years, I'm not impressed. Where are the plans to develop the shopping precinct that have been in the pipeline for nearly 20 years? One road in and out of the Resort? Where are the new roads going to be? It's organised chaos after events getting people out. People need much more solid info in how this will work out.</p>
550	<p>Oppose</p> <p>My family and I oppose these development plans for a number of reasons.</p> <p>Connolly is a small suburb and a caring community, the creation of multi dwelling complexes has the potential to overstretch our current roads and infrastructure. I see little to no plans within this proposal to create and expand the current community facilities, such as local educational sites or indeed shops.</p> <p>Connolly and the proposed area in question currently have well developed, mature trees and other flora. In an age where environmental care is of great importance the destruction of the local greenery has the potential to upset the habitat of all the natural fauna which call this area their home.</p> <p>Connolly currently has no other high-rise buildings, the creation of the dwellings within this proposal will create not just an eye sore to the locals but also open the gates to other such future plans which will destroy this small community.</p>

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NO.	COMMENT
551	<p>Oppose Whilst I oppose the planning proposal in its current form based on the height of the building to 80m and 14 floors I understand the need for urban infill where appropriate. The surrounding suburb is a leafy, predominately single-story property suburb with only local roads where already we have people using these local roads as rat runs avoiding Shenton, Hodges, Marmion and the Freeway mostly exceeding the 50kph speed limit along Fairway Circle. With an additional min of 190 apartments the volume of traffic is going to increase significantly. According to the latest statistics "2021 Transport census" the ave number of cars per household is 1.8, this would mean an additional 342 cars using Country Club Boulevard and surrounding roads, with single journey per day that would be an additional 684 vehicles on those roads each day. A building of that height would be visible from most locations in Connolly and the surrounding suburbs, a more acceptable level in my view would be in the order of 6 to 8 floors which with fewer cars would mean less underground parking and a lower overall building height to what would be just above current tree level and less obtrusive to the surroundings.</p>
552	<p>Oppose Too high. Nothing for existing long term residence. Traffic flow would be a nightmare which would turn me off going anywhere near the place.</p>
553	<p>Oppose (no comments provided)</p>
554	<p>Oppose This development is over the top when the surrounding areas are not even allowed to rezone and are stuck in R20 zoning why is this? The high concentration of people in a small area is way worse than distributing the increased population throughout the area. When will you allow the rest of the residents of Connolly to rezone?</p>
555	<p>Oppose I oppose the height. I am for the development but limited to 9 stories which is only a few above the tree line. The 18 storey apartment building in Joondalup is appropriate there, but a similar building in Connolly is not.</p>
556 & 557	<p>Oppose / Support (no comments provided)</p>
	<p><i>NB: Submissions 556 & 557 were submitted by the same person for oppose and support, but no comments were provided.</i></p>
558	<p>Oppose The buildings will be too tall and block my view</p>
559	<p>Oppose The proposed apartment blocks (12 and 14 stories) are too large for a small suburb like Connolly. They would be an eyesore for all in this suburb and those neighbouring it. Aside from an obvious disrupt in the leafy green aesthetics of Connolly, these structures would cause an invasion of privacy for all houses and backyards within viewing from the apartments. I do not wish to be looked upon in my own pool or back garden, nor do I wish to see an imposing inorganic structure marring the landscape. In addition, these extra housings would presumably come with a lot of extra traffic that I doubt the suburb can handle, without causing disarray and disorder.</p>

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NO.	COMMENT
560	Oppose Whilst not entirely opposed to any type of development, I oppose this particular development mainly due to the height of the proposed buildings. A fourteen and twelve storey apartment block is far too high for this quiet, peaceful, residential area. Numerous existing residences will be impacted and suffer from a lack of visual privacy. The buildings would dominate the landscape ruining the aesthetics of the suburb. Another concern is the impact 190 extra dwellings would have on local traffic flow. The existing roads around the Joondalup Resort would not accommodate the extra vehicles causing traffic congestion.
561	Support With a growing population, both within the city of Joondalup and in Perth more widely, we need to start developing higher density dwellings. It's a reality of a growing city that populated suburbs cannot infinitely remain as separated housing with gardens. As nice as that would be, ensuring the future of the city of Joondalup requires that new types of housing, especially higher density options, be developed. Perth as a whole is not very good at this and it is a contributing factor to our major urban sprawl and the current housing crisis and so I fully support this proposal
562	Oppose Having viewed the proposed area it is evident that there will be huge environmental impacts from the destruction of decade old trees, flora & fauna. The development is excessive in height and provides no amenities to the Connolly residents. This is not in line with the planning guidelines and as a result believe it will impact the neighbourhood negatively both during building and beyond with traffic congestion.
563	Oppose Having viewed the proposed area it is evident that there will be huge environmental impacts from the destruction of decade old trees, flora & fauna. Protected parrots reside around the resort aswell as kangaroos. The development is excessive in height at 14 storeys. This provides no amenities to the Connolly residents. This is not in line with the planning guidelines and as a result believe it will impact the neighbourhood negatively both during building and beyond with traffic congestion. Nothing proposed is positive for the existing area.
564	Support Great innovation
565	Oppose There is insufficient information available to consider supporting this project
566	Oppose (no comments provided)

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NO.	COMMENT
567	<p>Oppose I oppose this planning proposal in its current form based on the following:</p> <p>HEIGHT The height of the building at 80m/14 & 12 floors is way too tall. It will overpower Connolly's existing dwellings, which are predominantly single story. It will be seen by everyone in Connolly and also its surrounding suburbs. I understand that the state government has told all local councils to include high density dwellings in future planning, but strongly feel the height of any building approved for this site, be no be taller than the existing trees, retaining privacy for existing residents in the suburb. Also to ensure that all established trees are not cut down to allow this site to be developed .</p> <p>LOCAL ROADS Have a concern about increased traffic on local roads. A lot of children walk/cycle to the primary school along Fairway Circle. Also in a few years Ocean Reed Marina will be finished and there will be significant additional traffic on Hodges Drive. For information, the evening of the Connolly Residents Association meeting at the Resort, traffic was backed up from Fairway Circle when everyone left the car park on Country Club Boulevard. Whilst I appreciate there will be times when the road will be quieter/busier - it does question the reality of getting everyone off the resort should there be a fire. For reference, we have lived in Connolly since 2011 and we have witnessed 3 fires at the resort.</p> <p>CAR PARK SPACES The proposed amount of parking spaces does not meet recent statistics from the 2021 Transport Census, which stated that the average household uses 1.8 spaces. If you walked around this suburb, you would see that most driveways are full of cars, 3-4 per house! Where are the new residents going to park their additional cars? - as most couples have 2, families at least double that.</p> <p>LACK OF AMENITIES There are no additional amenities being proposed for the use of existing residents. Connolly already has limited public open space.</p>
568	<p>Oppose (no comments provided)</p>
569	<p>Oppose Overall, I am not significantly opposed to residential development on private property. However, I would prefer the development to be lower in height to ensure it does not detract from the attractive skyline of Connolly and the surrounding area. Additionally, it is unclear what the environmental policy is regarding the ratio of bushland to residential property. It was disappointing that only a desktop study was conducted to assess the environmental impact. While I understand that private development is allowed, greater transparency around the development guidelines would be beneficial. For example Joondalup Activity Centre Plan outlines that buildings within certain precincts should be between four to six storeys high However, these guidelines can differ based on the exact location within Joondalup and the applicable zoning regulations. Additionally, the Local Planning Scheme No. 3 emphasizes maintaining compatibility with the general streetscape concerning scale, height, style, materials, and street alignment. If the development does proceed, what concessions or goodwill measures are being offered to local residents?</p>

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NO.	COMMENT
570	Oppose Very simply do not want a high rise in the quiet suburb of Connolly and will cause that much more traffic on the roads
571	Oppose (no comments provided)
572	Oppose Affects Visual Amenity & has huge privacy issues. Surely can't be possible in the the current planning department guidelines. Taking natural fauna away from the Connolly area and replacing with a skyscraper in a leafy suburb. Don't need the traffic increased either. Its built on a limestone quarry the vibrations will be felt right through the neighbourhood the council would have to inspect every home before work commences. Not what was proposed back in the JDC days.
573	Oppose It is not consistent with planning framework and policies , increased noise and traffic for this area also taking natural fauna away from the Connolly area.Also most important privacy issues.It is too high.
574	Oppose not in planning frameworks and policies just wanting to cash in on the new marina extremely high
575	<p>Oppose See attached submission: Submission Local Development Plan for Lot 535</p> <p><u>Attachment:</u> I refer to the proposed development advertised by the City of Joondalup involving the Local Development Plan for Lot 535 (No.45) ("proposed development"). The proposed development is totally out of character with the surrounding Connolly suburb. It will completely ruin the visual amenity of the area by introducing large, tall structures that rise well above the current treeline for the neighbourhood and are at odds with the current architecture and design of the Joondalup Resort and Country Club. There should not be skyscrapers in Connolly; it is a residential suburb built around a golf course. Any development should also be in keeping with the current architecture and below the treeline. City of Joondalup Local Planning Scheme No 3 (LDP3) states that zones designated as 'Private Community Purposes' must "ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area." There are already problems with the maintenance of existing infrastructure at the Resort (e.g., broken fences not repaired after several years). Careful consideration needs to be given as to who to entrust with the responsibility of the construction and maintenance of a large residential development.</p> <p>Conflicting Notices / Advertising of Plan Section 4.2 page 9 of the Proposed Local Development Plan in Table 4 Clause 19 of LPS3 identifies the subject lot as being in Additional Use area 17. This is for a completely different lot (i.e., Lot 531) than that identified in figures 1 and 2, and the lot subject to this proposal (i.e., Lot 535). Lot 531 is immediately adjacent to existing housing in Connolly. This is confusing. Which lot is being considered here? Or will both? Advertising appears not to have been discussed and approved at Council meetings by councillors. Advertising therefore appears arbitrary and inconsistent. For example, the consultation feedback closing date is different in Perth Now advertising (20 February 2025) and Joondalup City website (18 February 2025). People will assume from Perth Now advertising that they have until 20 February 2025 to make a submission and therefore public consultation will not be fully possible and will be incomplete.</p>

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NO.	COMMENT
	<p>An advertising sign in Connolly was placed next to the Golf Club carpark where it will not be seen by all affected Connolly residents and users of Fairway Circle. It will only be seen and read (if at all) by visitors to the Resort or Golf Club. Frankly, these efforts at advertisement are inadequate to bring the proposed development to the attention of all of Connolly's residents, let alone a sufficient majority to properly consider and discuss its impact.</p> <p>Traffic Risk Management Considerations There has been no recent traffic volume study conducted for this proposal. There are potential unacceptable hazards to Connolly Residents using their POS (public open space) immediately adjacent to and along Country Club Boulevard, a proposed entry point for additional traffic volumes. The City of Joondalup Local Planning Strategy 10 November 2017 states that action must be taken to "ensure that public open space areas and recreation facilities are of high quality, useable, safe, and accessible". In addition, it states that the City must adopt strategies to "provide safe and convenient access to public open space areas." Additional traffic volumes will elevate safety concerns and diminish the availability to residents of public open space.</p> <p>City of Joondalup HOA Plan This proposed area is not identified as an HOA (Housing Opportunity Area) and therefore has not been identified as an area for high-density or high rise buildings.</p> <p>Privacy Issues Privacy is of concern for existing Connolly homeowners through properties being overlooked from the proposed high rise development.</p> <p>R Codes No appropriate R codes are shown on the City of Joondalup map for the lot.</p> <p>Land Use of Lot 535 – Tourist Development, Hotel and Recreation Private In Appendix 2 Attachment 1 of the Agenda Briefing Session document for 1 December 2020, the City of Joondalup clearly states that the land use for No. 45 (Lot 535) the Joondalup Resort Hotel are 'Hotel', 'Recreation – private', 'Reception Centre', 'Serviced apartment' and 'Tourist Development'. The lot 535 is designated as 'Private Community Purposes'.</p> <p>The Objectives of the 'Private Community Purposes' The objectives of the 'Private Community Purposes' zone are to provide sites for privately owned and operated recreation and provide a range of privately owned community facilities. This is different to the stated objective of 'Residential' zoning which is to provide for a range of housing and a choice of residential densities. City of Joondalup Local Planning Scheme No 3 (LDP3) notes in 17 Zoning Table that "Grouped Dwelling" and "Multiple Dwelling" are designated 'X' - meaning that the use is not permitted by the Scheme. However, LDP3 '19 Additional Uses' notes that this may be possible 'subject to preparation and approval of a Local Development Plan and the predominant form of development over the site is for Private Community Purposes.'</p> <p>Clearly the Joondalup Resort is an example of 'Private Community Purposes' zoning – not 'Residential' zoning. The proposed development is therefore completely at odds with current zoning and planning objectives and its proposed departure from these schemes will carry a very negative impact for local residents if approved.</p> <p>It is not clear why is the City of Joondalup is advocating for the addition of residential development rights (a fundamental objective of Residential zoning) as part of Private Community Purposes zoning for a tourist resort hotel site when the Western Australian Planning Commission (WAPC) has previously specifically considered that residential development does not align with the objectives for that zone and has previously advised the City of Joondalup to correct this anomaly.</p> <p>Lack of Public Open Space in Connolly</p>

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NO.	COMMENT
	<p>Whereas most suburbs enjoy the recommended 10% of any development allocated to public open space, Connolly currently has only around 4% allocated to public open space (POS - active and inactive) as calculated using the City of Joondalup's own website maps.</p> <p>The original Proposed Structure Plan (Department of Planning and Urban Development (DPUD) document No. 66316 TPB - by [REDACTED] dated November 29 1984) requested a Public Open Space reduction of nearly 20% (1/5 of 10% entitlement) in the Country Club Estate for the provision of: [1.1] a large Public Golf Course;</p> <p>[1.2] Construction of public tennis courts and public swimming pool within the golf Course grounds; [1.3] Construction of a jogging/ cycle track in and around the Golf Course;</p> <p>[1.4] All residents of the cell will have automatic membership to the Golf Club and the club will remain in the ownership of the JDC during its lifetime and then will revert to Council.</p> <p>The sale of the Golf Course to a private developer in early 1992 (instead of the planned reversion to Council) was a stunning action after reassurances in writing from government in 1988 that the course would not be sold.</p> <p>The conversion of this "public open space" provision to "private" land has resulted locked gates and highly visible "Private Property – No trespassing" notices around the course whereas originally there had been open gates to provide residents with promised access to their public open space, their proposed public swimming pool, their public tennis courts, their proposed jogging / cycle tracks in and around the golf course.</p> <p>This exceptional historical sequence of events should necessarily inform any decision taken at the stage when there has been a sufficiently concrete proposal for residents and counsellors to properly consider. If there are areas of the Resort and Golf Club area that are not being used or not required, then consideration should be given to returning these areas as accessible public open space to the residents of Connolly.</p> <p>If residential development rights are granted as additional rights for the Joondalup Resort and Country Club, then questions arise about Connolly's very low public open space provision.</p> <p>Conclusion</p> <ul style="list-style-type: none"> • This proposed development is totally out of character for the Connolly suburb. It will completely ruin the visual amenity of the neighbourhood. • Contrary to the local development plan, the proposed development is not fully consistent with the objectives of the 'Private Community Purposes' zone. • An up-to-date traffic assessment is required to ensure the safety of Connolly residents using their public open space. • The proposal to allow an exception for the Joondalup Resort should be opposed since there are no full details of the proposed future development and construction to consider. An additional lot is clearly being considered (e.g., Lot 531) and should be presented as a whole for review. This suggests that substantial parts of the other lot will eventually also comprise numerous complexes of high density residential apartments. For a variety of reasons, this is likely to be extremely undesirable for current residents. <p>The Joondalup Resort is an outstanding tourist resort that has been planned as a landmark tourism and recreational focal point for the City of Joondalup since the 1970s. Given that Connolly residents lost around 20% of their public open space entitlement for this resort when buying into Connolly, consider enhancing the tourism potential of this site rather than diminishing its attractiveness by putting high rise high-density residential development over it.</p> <p>The local development plan provided is just a draft and clearly incomplete. A final public consultation must take place once a final development plan is in place for residents to make a proper assessment.</p> <p>I implore of the Planning Minister and councillors not to commit the residents of the suburb to any action that proves highly damaging to the property values currently enjoyed by residents, through the future saturation of localised high-rise high density housing, and not further concede valuable protections that the residents may have under planning regulations to oppose this.</p>

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NO.	COMMENT
576	Oppose 1, Proposed buildings are far too high. They should be no higher than 4 stories. 2, infrastructure in Connolly cannot cope with such a large amount people. 3, There isn't even any public transport through Connolly 3, environmental factors need to be taken into account. Making sure no trees are cut down and no bird life is effected.
577	Oppose It is not clear in this proposal what flora will be cut and/or cleared, there are so huge trees that are significant to fauna and given that WA (Perth and its surrounds) has the lowest Urban Tree Canopy in the nation, conservation and protection needs to occur. Sensitive design is required to ensure that the existing flora is kept and that the fauna is not impacted.
578	Oppose We love the natural beauty of Connolly. Being close to the golf course with all the lovely trees. This building will be above the tree line level and ruin the natural beauty of the area. With so many extra residents for the proposed development there is extra pressure on the council with refuge resources. There is only one road in and out of the facility. There has been several fires in the resort precinct already, I fear that if the road was cut off by fire there would be an issue of how the residents of the proposed facility would be able to safely evacuate.
579	Oppose (no comments provided)
580	Oppose The increased congestion on the roads, negative impact on the view and demographic of the suburb.
581	Oppose This development should not be approved in its current form. Given the housing crisis I agree more density housing is required but the height of these buildings is totally inappropriate for Connolly. The development would impact on residents nearby in relation to privacy and noise, facilities in the area are inadequate, there would be increased traffic and never mind the environmental impacts on clearing for the wildlife such as the black cockatoos and kangaroos. Carnabys have also been seen in the area.
582	Oppose I am opposing this development due to the fact that it will reach 14 storeys high in some areas and this is not in keeping with the golf course surrounds and the suburb of Connolly in general. In addition there are plans from the developer to remove all but four trees at the development site. We need more trees not less. I appreciate that some development can be done but not at the expense of clearing trees just so that someone in an apartment has a clear view. Also there will only be access in and out of the complex which will impact on residents living in Spyglass Grove and surrounding streets.

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NO.	COMMENT
583	<p>Oppose</p> <p>I am writing to formally object to the proposed 14-story development plan (~130 apartments) at 45 Country Club Boulevard, Connolly, located within the Joondalup Resort area. As a concerned resident / family and of the surrounding community, I (we) have significant reservations about this development and its potential negative impact on the local environment, infrastructure, and quality of life for existing residents.</p> <p>Negative Impact on Community Character:</p> <p>The 14-story tower(s) is inconsistent with the low-rise suburban character of Connolly and the Joondalup Resort area. This type of overdevelopment is not in line with the existing community's desire for a peaceful, spacious environment that offers a suburban lifestyle with scenic views most of which people living here don't want to see gone. The construction of such a tall structure(s) will create an urbanized feel, detracting from the tranquil, family-friendly atmosphere that attracts residents and tourists alike. This could diminish the overall appeal of the area and reduce the quality of life for existing residents.</p> <p>Environmental Impact and Loss of Natural Habitat:</p> <p>The Connolly / Joondalup Resort is a valued area for both its natural beauty and its importance as a habitat for local wildlife. The proposed development of such a large-scale 14-story tower(s) risks disrupting the delicate local ecosystem. The construction and subsequent occupation of the building could lead to tree loss (something which will happen despite the developer saying it won't – as quoted at their meeting on the 10th of February 2025 their drawing renders show something different), habitat loss, threatening the biodiversity of the area. Furthermore, the visual impact of such a large structure would alter the scenic views that are integral to the area's charm.</p> <p>Potential Strain on Local Infrastructure:</p> <p>Connolly and the surrounding areas are already experiencing growing pressures on local infrastructure, including road networks, public services, schools and utilities. The proposed 14-story tower development will undoubtedly exacerbate these issues by adding more residents and visitors to the area, thus increasing traffic congestion on already busy roads. This will create difficulties for local commuters and negatively impact the quality of life. Moreover, the added demand on utilities such as water, electricity, and waste management could strain existing systems, resulting in service disruptions.</p> <p>Noise pollution and decreased quality of life:</p> <p>Construction of a high-rise development would generate significant noise, affecting both the construction phase and the long-term impact of having more people living and working in the area. This could negatively affect residents who value the peaceful, quiet environment the area currently offers.</p> <p>Recommendation - While the proposed 14-story tower development at the Joondalup Resort area, Connolly, may be intended to serve the needs of a growing population (as long as it's Australia residence and not overseas investment or holidays homes), it presents significant concerns regarding environmental impact, strain on local infrastructure, disruption to the community's character, etc. In its current form, the developers should consider looking at a reduced height structure something that is more fitting for the area which also might be welcomed by the local residence.</p>
584 & 604	<p>Oppose</p> <p>See attached statement.</p> <p>Attachment:</p> <p>As owner of the above property, which backs onto the golf course and the proposed development at the hotel site, I oppose the proposed local development plan based on the following factors:</p> <p>Building Height & Massing</p>

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NO.	COMMENT
	<p>The proposed building massing and height of the twin towers on Site A is crazy and completely out of step with existing built form across the suburb and the existing hotel complex which is all 1 to 2 storey. I am not even aware of any 3 storey development in Connolly.</p> <p>The proposed twin towers will only be 3-4 storeys lower than the ArtHouse development in Joondalup City Centre, and the Rendezvous Hotel in Scarborough, both of which can be seen from miles away. The twin towers would probably be visible from Perth CBD.</p> <p>The twin towers on Site A oversail the existing perimeter tree canopies by at least half the proposed building height. The proposed heights and massing severely impact the existing site and perimeter trees.</p> <p>On site A, the landowners have sought to achieve as much massing and height as they possibly can without any consideration of proper orderly planning, site conditions and constraints, impact on residents and impact on the character of the Connolly area.</p> <p>With excessive massing and building heights comes a large number of associated issues, many of which I have outlined below.</p> <p>Visual Blight</p> <p>The proposed height and massing of the residential twin towers on Site A will destroy the visual amenity and character of the suburb of Connolly forever. Connolly is a traditional low-rise residential community with open spaces and significant tree cover that mean we have fantastic views and vistas from various all points in the suburb. Connolly has a welcoming, relaxing and calm feel to it. It is this character that attracts new households to the area and retains households over many years. Should the proposal succeed in its current form, the towers will be seen from every part of the suburb (and adjoining suburbs) thus destroying every view/vista across the suburb and destroying the identity and character of the community.</p> <p>Any proposed development should fit in and enhance the existing character. Connolly is not Joondalup town centre, Scarborough, Burswood or Perth City Centre.</p> <p>Privacy Invasion</p> <p>The proposed twin towers on Site A oversail the existing perimeter tree canopies by at least half of the proposed build height. These properties will be able to directly look into existing residents' gardens and rear windows from a great height, both by eyesight and binoculars.</p> <p>A number of the existing impacted houses contain elderly residents and young households with children.</p> <p>Restricting the Site A development height to below the existing perimeter tree canopy (assuming this is retained) will reduce this issue.</p> <p>Light Pollution</p> <p>The height and massing of the twin towers on Site A result in the top half of the towers oversailing the existing perimeter boundary of mature trees.</p> <p>My property and many others in Connolly are already directly affected by the night-time lighting pollution emanating from the hotel complex and its car parks. During the night, many lights remain on including those from the hotel main building, serviced apartments/rooms, external areas and car parks, and lights from car movements. This light pollution is experienced even with the existing tree barriers surrounding the site.</p> <p>The proposals on both Site A and Site B will add significant further light pollution to the Connolly area, particularly the proposed twin towers on Site A, with at least half of the proposed structures oversailing the existing perimeter tree canopies. The towers, whether they be used as apartments or serviced accommodation, will have lighting coming from the individual units, car park lighting, car movement lighting, external building lighting, common area lighting and lighting on top of the towers for aircraft. This will result in the whole of Connolly being lit up like a candle and destroying the night-time skies forever.</p> <p>Restricting the massing and heights of the towers to below existing perimeter canopies will soften the lighting pollution to some degree, albeit significant efforts will still need to be made to minimise lighting pollution generally. Site B will also need to be carefully handled and the existing bank of trees to the East should all be retained to minimise light pollution as well as additional planting be installed.</p> <p>Noise Pollution</p>

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	<p>My property and many others in Connolly are already directly affected by noise pollution from the hotel complex at particular times of the day and night. Afternoon, early and late evening events at the hotel cause the greatest issues with loud music, screaming people and loud car movements. We have had to make many complaints. Coupled with early morning car movements, reticulation and golf course machinery, existing quiet hours are restricted to 1am to 5am only.</p> <p>Connolly is also affected by the existing traffic noise from all four sides being Marmion Avenue, Hodges, Shenton Avenue and the freeway, as well as industrial noise from the Winton Road area.</p> <p>Both the proposals on Site A and B will significantly add to the existing noise pollution in Connolly.</p> <p>Any permitted development needs to be low rise and hidden behind existing mature tree perimeters as well as new planting and other noise attenuation screening.</p> <p>Loss of/Impact on Mature Trees and Wildlife</p> <p>The proposals result in the loss of a significant number of mature trees at the edges of Sites A and B and within the sites, with a diverse range of bird species (including protected species such as cockatoos) and other wildlife habitats being affected.</p> <p>The landowners confirmed at a community meeting that they have undertaken NO SITE INVESTIGATIONS WHATSOEVER and have merely stated that there are no issues based on undisclosed 'desktop' information. Consequently, given the sites sensitivities and environmental regulations, the landowners should undertake detailed on-site investigations to inform their proposals.</p> <p>The proposed Local Development Plan does not even confirm that all the mature perimeter trees (which act as a part barrier to the proposals) will be retained. There should be a written commitment in the Local Development Plan to retain all perimeter trees.</p> <p>Also, the yellow line marking the edges of the proposed Sites A and B should be moved further inwards and away from the perimeter trees as the current massing and height of the proposed buildings impact the existing tree bases, their canopies, and in parts, result in the complete loss of important mature trees.</p> <p>Traffic, Car Parking & Access</p> <p>As with the proposed Local Development Plan, the Traffic Impact Statement is shockingly poor in quality and detail. The TIS:</p> <ul style="list-style-type: none"> • relies on out of date (12 years old) traffic count data for Country Club Boulevard but should be using data that is under 4 years old (with no attempt to update the data) • assumes there has been minimal change in traffic counts over the last 12 years which is a poor assumption to make (Connolly households have matured over this period with many households now having additional car users) • uses questionable trip generation data and does not include 'events' traffic which can be substantial. • The additional trip generation data is also questionable particularly given there are no transport alternatives • does not address hotel parking areas (staff and events parking) that are lost due to the proposals over Site B • does not address the private road which connects sites A and B to the public highway (Country Club Boulevard) and the poor condition/appropriateness of that road • does not address how service vehicles (including trucks) will access the rear of the hotel given the Site B proposal <p>Public Transport</p> <p>In terms of orderly planning and development, high rise residential is normally restricted to areas/zones where there is frequent and high-quality public transport very close by. Sites A and B have very poor accessibility to public transport and will rely wholly on car movements which is also not very sustainable. Connolly does not even have a bus service or dedicated cycleways.</p>

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NO.	COMMENT
	<p>Loss of Property Value I am of the view that the current twin towers proposal could reduce property values of surrounding and impacted properties by potentially 5-10%. This could result in a collective loss of tens of millions of dollars amongst Connolly homeowners. A formal economic impact assessment should be carried out to determine the financial loss to the Connolly residents and this should then be addressed by Council and the landowners.</p> <p>Zero Community Benefit The proposals on Site A and Site B offer zero benefit to the wider Connolly community. In fact the proposals are significantly detrimental to the community. The proposed development is likely to be serviced hotel apartments or foreign investor stock, and likely to be at a price point which is out of the reach of most local buyers. The argument that these proposals may offer up alternative forms of affordable accommodation is unlikely to materialise.</p> <p>Justification In conclusion, the proposed Local Development Plan offers no justification and no information whatsoever to support the proposed massing and heights of the buildings on Sites A and B, particularly Site A. Given there is no justification, and given the numerous issues that the proposal raises, I cannot see how the Council can then agree to the massing and height frameworks proposed.</p> <p>Oppose (submission 604) Please find updated attached statement. This updated version replaces the statement posted at 5pm today.</p> <p>Attachment: As owner of the above property, which backs onto the golf course and the proposed high-rise towers at the hotel site, I strongly oppose the proposed Local Development Plan based on the following issues:</p> <p>Incompatibility with Local Planning Scheme 3 / Private Community Purposes Zone The proposed scale of the residential development is incompatible with the Private Community Purposes Zone. The objectives of the zone are as follows.</p> <ol style="list-style-type: none"> 1. To provide sites for privately owned and operated recreation, institutions and places of worship. 2. 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. 3. To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area. <p>In respect of (2) above, the proposed high-rise apartments/twin towers are not a use that is incidental and ancillary to the provision of the hotel facilities nor are they compatible with surrounding development.</p> <p>In respect of (3) above, the proposed high-rise apartments are not in keeping with the surrounding development, whether it be the existing hotel complex (which is 1-2 storeys) or the surrounding housing (which is 1-2 storeys). The high-rise apartments/twin towers do not protect the amenity of the area and in fact destroy the amenity.</p> <p>According to the zoning table at clause 17, residential uses and serviced apartments are uses that are not permitted under this zoning unless the local government has exercised its discretion by granting development approval. However, in June 2021, multiple and grouped dwellings were reclassified as not permitted.</p>

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	<p>Whilst table 4 provides for the additional uses subject to conditions, it can be determined that the original intent of these zones was to restrict or remove the opportunity for residential development. Historically, the WAPC supported the restriction of residential development in these areas.</p> <p>Table 4 states that for Lots 535 and 531 Country Club Boulevard, additional uses of grouped and multiple dwelling are allowed subject to conditions. One of those conditions is that the predominant form of development over the site is for Private Community Purposes. However, the proposed high-rise twin towers on Site A result in the predominant form of development being high-rise residential and not hotel or tourism. Again, I believe the original intent of these carve outs was to allow additional serviced apartments or similar accommodation that would be a natural extension to the existing hotel accommodation, that would be ancillary in nature, and would be compatible in terms of height and scale. The proposal does not come anywhere near meeting this intent.</p> <p>Poor Historical Consultation by the City of Joondalup</p> <p>In June 2020, the City of Joondalup amended the Private Community Purposes Zone by adding the above residential use carve outs to Lots 535 and 531. The proposal was not well advertised at the time demonstrated by the fact that nearly all attendees at a recent community meeting for the current proposal were unaware of these changes to the zoning. It is understood this occurred during the covid outbreak. Given the views at this meeting, if residents had been aware of this zoning change, there would have been considerable opposition to this proposal at the time, particularly if residents were made aware of the potential outcomes which we face now.</p> <p>The City of Joondalup have a lot to answer for in respect of the mess they have made in respect of the above zoning amendments and their treatment of Connolly residents.</p> <p>Housing Opportunity Areas</p> <p>The proposed high-rise twin towers over Site A are at a significantly higher density than redevelopment proposed in the Housing Opportunity Areas and yet Site A does not have access to public transport facilities and is located in a traditional low-density area. Consequently, in planning terms and the provisions of LPS3 there is no rationale to this whatsoever.</p> <p>Incompatibility with WA Planning Guidance</p> <p>The proposed high-rise twin towers on Site A are incompatible with state planning guidance for high density housing. For instance, 'Towards Perth & Peel @ 3.5 Million' states that high density housing should be provided along urban corridors to benefit from close proximity to nearby centres and good public transport. Urban corridors should have excellent levels of public transport, both in terms of frequencies and destinations. The proposed high-rise twin towers do not have this proximity.</p> <p>There is significant other planning guidance out there that also advocates for high density housing to be located in appropriate areas close to major commercial centres and transport nodes.</p> <p>Building Height & Massing</p> <p>The proposed building massing and height of the high-rise twin towers on Site A is completely incompatible with existing built form across the suburb and the existing hotel complex which is all 1 to 2 storeys. I am not even aware of any 3-storey development in Connolly.</p> <p>Any development should be of a height, scale and density that aligns with the existing surroundings. As discussed above, under the Private Community Purposes Zone, any proposed development should compliment and be ancillary to the existing uses, and protect the amenity, all of which it does not do at the proposed scale.</p> <p>The proposed high-rise twin towers will only be 3-4 storeys lower than the ArtHouse development in Joondalup City Centre, and the Rendezvous Hotel in Scarborough, both of which can be seen from miles away. The proposed twin towers would probably be visible from Perth CBD.</p>

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	<p>The high-rise twin towers on Site A oversail the existing perimeter tree canopies by around half the proposed building height. The proposed height and massing of the high-rise twin towers will severely impacts both existing site trees and those on the perimeter as they are too close.</p> <p>On site A, the landowners have sought to achieve as much massing and height as they possibly can without any consideration of proper orderly planning, site conditions and constraints, impact on residents and impact on the character of the Connolly area.</p> <p>With excessive massing and building heights comes a large number of associated issues, many of which I have outlined below.</p> <p>Visual Blight</p> <p>The proposed height and massing of the high-rise twin towers on Site A will destroy the visual amenity and character of the suburb of Connolly forever. Connolly is a traditional low-rise residential community with open spaces and significant tree cover which all contribute to its attractive views and vistas from all points in the suburb. Connolly has a character that is welcoming, established and calm. It is this character that attracts new households to the area and retains households over many years.</p> <p>The proposed high-rise twin towers will be seen from every part of the suburb (and adjoining suburbs) thus affecting every view/vista across the suburb and destroying the identity and character of the community. Any proposed development should fit in and enhance the existing character of Connolly. Connolly is not Joondalup town centre, Scarborough, Burswood or Perth City Centre.</p> <p>Amenity and Privacy Impacts</p> <p>The proposed high-rise twin towers on Site A oversail the existing perimeter tree canopies by at least half of the proposed building height. The properties located above the canopy line will be able to directly look into existing residents' gardens and rear windows from a great height. A number of the existing impacted houses contain elderly residents and young households with children. New developments should not impact the amenity and privacy of nearby residents. Restricting the Site A development height to below the existing perimeter tree canopy (assuming the trees are retained) will help to reduce this issue.</p> <p>Light Pollution</p> <p>My property and many others in Connolly are already directly affected by the night-time lighting pollution emanating from the hotel complex and its car parks. During the night, many lights remain on including those from the hotel main building, serviced apartments/rooms, external areas and car parks, and lights from car movements. This light pollution is experienced even with the existing tree barriers surrounding the site.</p> <p>The proposals on both Site A and Site B will add significant further light pollution to the Connolly area, particularly the proposed high-rise twin towers on Site A, with at least half of the proposed structures oversailing the existing perimeter tree canopies. The towers, whether they be used as apartments or serviced accommodation, will have lighting coming from the individual units, car park lighting, car movement lighting, external building lighting, common area lighting and lighting on top of the towers for aircraft. This will result in the whole of Connolly being lit up like a candle and destroying the night-time skies forever.</p> <p>Restricting the massing and heights of the high-rise twin towers to below existing perimeter canopies will soften the lighting pollution to some degree, albeit significant efforts will still need to be made to further minimise lighting pollution such as barriers and lower level planting. Site B will also need to be carefully handled and the existing bank of trees to the East should all be retained to minimise light pollution as well as additional planting installed.</p> <p>Noise Pollution</p> <p>My property and many others in Connolly are already directly affected by noise pollution from the hotel complex at particular times of the day and night. Afternoon, early and late evening events at the hotel cause the greatest issues with loud music, screaming people and loud car movements. We have had to make many complaints. Coupled with early morning car movements, reticulation and golf course machinery, existing quiet hours are restricted to 1am to 5am only.</p>

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	<p>Connolly is also affected by the existing traffic noise from all four sides being Marmion Avenue, Hodges Drive, Shenton Avenue and the Mitchell Freeway, as well as industrial noise from the Winton Road area.</p> <p>Both the proposals on Site A and B will significantly add to the existing noise pollution in Connolly. Any permitted development needs to be of lower height and hidden behind existing mature tree perimeters as well as incorporate new planting and other noise attenuation screening.</p> <p>Loss of/Impact on Mature Trees and Wildlife</p> <p>The proposals result in the loss of a significant number of mature trees at the edges of Sites A and B and within the sites, with a diverse range of bird species (including protected species such as cockatoos) and other wildlife habitats being affected.</p> <p>The landowners confirmed at a community meeting that they have undertaken NO SITE INVESTIGATIONS WHATSOEVER and have merely stated that there are no issues based on undisclosed 'desktop' information. This demonstrates their lack of concern for the community and environment.</p> <p>Consequently, given the sites sensitivities and environmental regulations, the landowners should undertake detailed on-site investigations to better inform their proposals.</p> <p>The proposed Local Development Plan does not even confirm that all the mature perimeter trees (which act as a part barrier to the proposals) will be retained. There should be a written commitment in the Local Development Plan to retain all perimeter trees.</p> <p>Also, the yellow line marking the edges of the proposed Sites A and B should be moved further inwards and away from the perimeter trees as the current massing and height of the proposed buildings impact the existing tree bases, their canopies, and in parts, result in the complete loss of important mature trees.</p> <p>Traffic, Car Parking & Access</p> <p>As with the proposed Local Development Plan, the Traffic Impact Statement is shockingly poor in quality and detail. The Traffic Impact Statement:</p> <ul style="list-style-type: none"> • Relies on out of date (12 years old) traffic count data for Country Club Boulevard but should be using data that is under 4 years old. • No attempt has been made to update the data. • Assumes there has been minimal change in traffic counts over the last 12 years which is a poor assumption to make. General car use has increased considerably over the last 12 years and Connolly households would have matured over this period with many households now having older children who can drive. • Uses questionable trip generation data and does not include 'events' traffic which can be substantial. • The additional trip generation data is also questionable particularly given there are no transport alternatives in the area. • Does not address hotel parking areas (staff and events parking) that are lost due to the proposals over Site B. • Does not address the private road which connects sites A and B to the public highway (Country Club Boulevard) and the poor condition/appropriateness of that road. • Does not address how service vehicles (including trucks) will access the rear of the hotel given the Site B proposal occupies the access point. <p>Public Transport</p> <p>In terms of orderly planning and development, high rise residential is normally restricted to areas/zones where there is proximity to frequent and high-quality public transport. Sites A and B have very poor accessibility to public transport and will rely wholly on car movements which is also not very sustainable. Connolly does not even have a bus service or dedicated cycleways.</p> <p>Loss of Property Value</p> <p>I am of the view that the current proposal for high-rise twin towers on Site A could reduce property values of surrounding properties by potentially 5-10%. This could result in a collective loss of tens of millions of dollars amongst Connolly homeowners.</p>

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	<p>A formal economic impact assessment should be carried out to determine the financial loss to the Connolly residents and this should then be addressed by Council and the landowners.</p> <p>Zero Community Benefit The proposals on Site A and Site B offer zero benefit to the wider Connolly community. In fact the proposals are significantly detrimental to the community. The proposed development is likely to be serviced hotel apartments or foreign investor stock, and is likely to be at a price point which is out of the reach of most local buyers. The argument that the development may offer up alternative forms of affordable accommodation is unlikely to materialise.</p> <p>Justification The proposed Local Development Plan offers no justification and supporting information/investigations to support the proposed massing and heights of the buildings on Sites A and B, and particularly that on Site A. Given this and the numerous issues that the proposals raise, I cannot see how the Council can then agree to the proposed massing and height frameworks proposed.</p> <p>Conclusion The proposed Local Development Plan is not supported as it currently stands. However, low rise development in keeping with and enhancing the surroundings, that sits well within and under the established perimeter tree boundaries may potentially be suitable, subject to appropriate site investigations/studies, and appropriate measures to minimise noise, lighting and privacy issues for surrounding residents.</p> <p><i>NB: Submissions 584 & 604 were submitted by the same person. Both submission comments have been provided.</i></p>
585	<p>Support (no comments provided)</p>
586	<p>Support (no comments provided)</p>
587	<p>Oppose This planning proposal seems totally out of keeping with the Connolly environment and the reasons people have chosen to live in the suburb. I live exactly opposite the intended site so it will have a huge impact on both my outlook and 'peace' while it is being developed. With such a huge development of units and town houses currently happening at Ocean Reef marina this proposed development for similar accommodation for the wealthy seems like overkill.</p>
588	<p>Oppose (no comments provided)</p>
589	<p>Oppose The current proposal plans of an 11 & 13 storey apartment blocks is totally out of keeping with the current golf club & hotel low rise layout. This would mean approx. 380 vehicles clogging up Country Club Boulevard & big delays getting onto Hodges Drive. Resubmit the plans with maximum 4 storeys each block & keep the current trees in that area.</p>

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590	<p>Oppose I totally oppose every aspect of this planning proposal that is before COJ. I have been a resident of Connolly in stage 1 for close to 40 years, The thought of accepting this proposal is totally unacceptable to residents in our area, it devalues the surrounding properties, devalues our lifestyle that Connolly has long established as a popular family area, it also devalues the safety of young children within Connolly, with the increase of the expected traffic flow thru the entries of Country Club Boulavarde and Fairway Circle and surrounding streets, including up to Connolly Primary School, there have been previous incidents when vehicles have crashed thru residents fences and hit homes along this area, this is a local route to school for many attending children cycling and walking the pathways..... My view is that this proposed development will assist the housing issues within Perth are totally misleading to all the concerned residents of Connolly.</p>
591	<p>Oppose I oppose the proposed height of the structures - 4 to 5 stories max would be okay. I am worried about the traffic coming in and out of Country Club Blvd but can also see the benefits to the community. Please reconsider the heights/number of floors of both buildings.</p>
592	<p>Oppose Connolly is a beautiful area with a really good community feeling. High rise buildings of 14 stories high have no place in a suburb. Keep them in the cities.</p>
593	<p>Oppose 1. The height of the proposed structure is totally out of proportion to the surrounding areas. 2. The impact of the surface area of the building will affect the view of multiple residential properties. 3. The size of the proposed structure will cause the destruction of numerous beautiful extremely large old trees and surrounding vegetation. 4. There will be a huge impact to the wildlife, kangaroos, birds and reptiles on the golf course. 5. The building process will cause significant impact, noise pollution dust pollution etc to the surrounding areas. 6. The impact of security to the surrounding residential community due to the increased number of people in living in a high rise apartment living.</p>
594	<p>Oppose I don't agree the height of the LDP is appropriate for the surroundings and the area will not be able to support the amount of cars coming in and out of the resort and accommodation to be built. I would support a 5-6 level development with sufficient parking for the accommodation built.</p>
596	<p>Oppose The Land Development Proposal is not inline with the low density suburb of the area with a high density building placed in the centre of it. This will set a dangerous precedent if approved making way for other suburbs to follow suit. Healthcare specialists such as Doctors, dentists and hospitals will be impacted. Noting Joondalup Heath campus had over 660 hours of ambulance ramping for the month of January 2025.</p>

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NO.	COMMENT
597	<p>Oppose</p> <p>OBJECTION to the Proposed 14-Story Apartment Development at 45 Country Club Boulevard, Connolly (Joondalup Resort) - Building a 14-story apartment block in Connolly, Joondalup, will present challenges that will negatively affect the local community, environment, and infrastructure.</p> <p>Environmental Impact</p> <p>Disruption to Local Eco-systems: Connolly is known for its natural beauty and proximity to the Joondalup Resort and nearby green spaces. A 14-story apartment building will disrupt local wildlife habitats.</p> <p>Visual Pollution: The area's appeal lies in its low-rise, suburban character. A 14-story apartment block would significantly alter the visual landscape, potentially blocking scenic views and changing the aesthetic character of the neighbourhood.</p> <p>Increased Heat Island Effect: this point may not be highlighted on most fronts or given enough though - Tall buildings with large surface areas (roofs, parking lots, etc.) tend to absorb more heat, which can increase local temperatures and contribute to the urban heat island effect. This would make the area less comfortable for residents, especially during hot weather, this should be a major consideration.</p> <p>Traffic and Infrastructure Strain</p> <p>Traffic Congestion: Connolly is a predominantly suburban area, and the road infrastructure possibly may not be designed to handle the increased traffic that a 14-story development would bring proposed traffic for an extra 200+ car etc. More residents and visitors would likely lead to congestion, and higher levels of air pollution from vehicle emissions and noise. Another major consideration.</p> <p>Utility Overload: The area's existing infrastructure, including water, electricity, and waste management, will they struggle to meet the demands of such a large development. This could lead to service disruptions, higher utility costs, and potential resource shortages??</p> <p>Impact on Community and Quality of Life</p> <p>Disruption to the Suburban Character: Connolly our home is valued for its low-rise, residential feel. A high-rise building would clash with the area's character, potentially making it feel more like an urban city centre rather than a suburban retreat. Many of our residents have chosen Connolly for its peaceful environment, and such a large development could disrupt the tranquility we enjoy and love.</p> <p>Loss of Privacy and Views: we who live near the proposed development may lose our privacy due to the increased density and the proximity of the new building. Views that are currently unobstructed might be blocked, reducing the aesthetic and emotional value of our homes.</p> <p>Noise Pollution: Construction of a 14-story apartment building would generate significant noise, not only from the construction phase but also from increased foot traffic, car noise, and general activity once the buildings are occupied. This would negatively impact the quality of life for us the residents, particularly those who value peace and quite!!</p> <p>Impact on Local Amenities and Services</p> <p>Pressure on Schools and Services Increased population density could place additional pressure on local schools, healthcare facilities, and other public services. This could lead to overcrowding and longer wait times for essential services, affecting the well-being of residents.</p> <p>Consideration</p> <p>While development is an important aspect of growing cities, the proposed 14-story apartment block in Connolly may have significant negative impacts on the environment, infrastructure, community character, and residents' quality of life. The area's current suburban charm, low-rise buildings, and peaceful atmosphere could be irreversibly changed by such a large-scale project. Therefore, careful consideration should be given to the scale and location of new developments to ensure that they are aligned with the needs and values of the local community. Alternatives, such as lower-rise developments may provide a better balance between growth and maintaining the quality of life in Connolly.</p>

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598	<p>Oppose The building proposal is extremely high and will not suit the proposed site. Local residents will be so negatively impacted and forced to sell their properties. Changing local development plans after the suburb has been nicely established is criminal and is happening too frequently in our suburbs. We experienced this ourselves in Iluka, we live next to the Iluka shopping centre and it has been a soul destroying experience. We don't want anyone else to go through this misery and experience life changing council decisions made for nothing more than financial greed.</p>
599	<p>Oppose (no comments provided)</p>
600	<p>Oppose Please find attachment my case to oppose;</p> <p>Attachment: Below is a structured analysis outlining key arguments against the Lot 535 (No. 45 Country Club Boulevard) submission:</p> <p>1. Incompatibility with Local Land Use and Planning Objectives Zoning and Local Character: The proposed local development plan seeks to introduce multiple dwelling provisions on a site currently zoned for "Private Community Purposes" and intended for uses that complement the adjacent golf course and resort amenities. This represents a significant departure from the low-density residential and recreational character of the surrounding area. Such a changes undermine the intent of the City's Local Planning Scheme No. 3 and the Residential Design Codes, which were designed to maintain the existing neighbourhood character. (See Proposed Local Development Plan document) Overstepping Established Boundaries: The submission proposes a density and built form, that is clearly outside the established planning boundaries for the area. This will lead to an incompatible mix of high-density development adjacent to a low-density environment, thereby disrupting the scale, amenity, and overall planning vision of Connolly and surrounding areas; regardless of what the build design is- 80m is 80m high.</p> <p>2. Negative Impacts on Local Infrastructure and Traffic Traffic and Access Concerns: The accompanying Traffic Impact Statement highlights anticipated increases in trip generation if the proposed residential development proceeds. Even if the report concludes that the current road network (e.g. Country Club Boulevard, Hodges Drive) can handle additional vehicles, the added density will lead to localised congestion, especially during peak periods or event days at the adjacent resort – what about the Connolly primary? We have children all around that area. (Refer to Traffic Impact Statement) Parking and Service Vehicle Access: The proposal relies on future development applications to provide detailed parking and access arrangements. However, given that the existing infrastructure is designed for a resort and golf course setting, there is a significant risk that increased residential demand will strain these facilities and degrade the quality of service for both residents and visitors.</p> <p>3. Procedural and Regulatory Concerns</p>

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	<p>Deviation from Established Development Permit Process: Joondalup Council's Land Development Permit process is designed to ensure that any proposed changes are consistent with the current planning framework and local character. The submission appears has been advanced by a third party—Element Advisory WA on behalf of Joondalup Hotel Investments Pty Ltd—without adequately addressing key procedural requirements or engaging local stakeholders in a manner consistent with the Council's established processes. (Background on the LDP process available on the City's Plan and Build webpage.)</p> <p>Insufficient Integration with Local Planning Schemes: While the submission proposes the use of the Residential Design Codes Volume 2 as a default, it simultaneously attempts to replace or modify key development parameters (e.g. building height, setbacks, plot ratio) that are fundamental to maintaining low-density residential outcomes. This dual approach creates uncertainty regarding whether future developments will conform to local policies or be subject to piecemeal reinterpretation.</p> <p>4. Foreign Investment and Local Ownership Issues Overseas Investor Control: The proposal is backed by an overseas investor who does not reside in Australia. In the context of new overseas investment laws coming into effect in April this year—which aims to tighten scrutiny on foreign acquisitions of residential property—this factor raises concerns about local accountability and control over community land uses. (Refer to recent news on the two-year ban on foreign purchases)</p> <p>Risk of Speculative Investment: The involvement of an investor who is not locally based, like we all know, may suggest a speculative approach, potentially prioritising short-term financial gains over sustainable, community-focused development. This is particularly problematic in a low-density area where residents expect a measured pace of change.</p> <p>5. Impact on Low-Density Housing and Community Amenity Dilution of Low-Density Character: Allowing a high-density residential development in a predominantly low-density setting will lead to increased traffic, noise, and pressure on local amenities such as schools, parks, and retail services. This will erode the quality of life for existing residents and alter the social fabric of the neighbourhood – Connolly is a well-to-area, no reason to build up – Ocean Reef is doing that with its project; that includes plenty of housing.</p> <p>Potential Negative Externalities: The proposed development will adversely affect adjacent properties by altering sightlines, reducing privacy, and increasing the overall density of the area beyond what the local community has historically expected or accepted.</p> <p>Conclusion The opposition to the Lot 535 submission can be based on multiple grounds:</p> <ul style="list-style-type: none"> • It deviates significantly from established land use and zoning objectives, potentially disrupting the low-density, recreational character of the area. • The proposal raises concerns about increased traffic, parking, and service access issues that the existing infrastructure is not designed to support. • Procedurally, the submission does not align with Joondalup Council's robust Land Development Permit process, leaving uncertainties in regulatory compliance. <p>Finally, the fact that the proposal is advanced by an overseas investor introduces risks under the new foreign investment regulations and may foster speculative, rather than community- driven, development. Collectively, these arguments provide the robust basis for opposing the Lot 535 submission on the grounds of planning inconsistency, adverse community impact, and potential regulatory non-compliance. Below are few cases that we can and should reference.</p> <p>1. Perth Freight Link – Roe 8 Extension Overview:</p>

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	<p>The Roe 8 extension was a key component of the Perth Freight Link project intended to extend Roe Highway through the environmentally sensitive Beeliar Wetlands to improve freight connectivity. Despite more than 3,000 public submissions and fierce protests by local environmental groups, the state government pushed ahead with approvals.</p> <p>Key Issues and Consequences:</p> <ul style="list-style-type: none"> • Environmental Impact: The extension cut through vital wetland habitats, significantly threatening the endangered Carnaby's black cockatoo and other native species. Critics argued that this irreversible ecological damage was not justified by the promised benefits. • Legal Challenges and Community Opposition: Multiple legal challenges were mounted by groups like Save the Beeliar Wetlands. Although some challenges were initially successful, subsequent appeals ultimately dismissed the objections, reinforcing perceptions that community concerns were sidelined. • Project Disruption and Cancellation: The intense controversy and resulting delays ultimately led to the project's cancellation after a change in government. The experience underscored that aggressive infrastructure proposals—if not genuinely aligned with community and environmental priorities—can lead to long-term disruption and wasted resources. <p>2. Civic Heart, South Perth Overview: Civic Heart is a high-rise residential complex in South Perth that became a lightning rod for controversy. Initially rejected by a Development Assessment Panel for failing to meet “exemplary” design standards, it was later approved using state call-in powers despite strong community and stakeholder objections.</p> <p>Key Issues and Consequences:</p> <ul style="list-style-type: none"> • Community and Aesthetic Concerns: Residents and planning professionals criticised the development for its scale and design, arguing that the project was out of keeping with the established character of South Perth. Concerns were raised about increased congestion, reduced open space, and the overall dilution of community amenity. • Controversial Approval Process: The use of call-in powers to override the Development Assessment Panel's decision fuelled a perception of top-down decision-making. This process further eroded community trust, as residents felt their concerns were not given proper consideration. • Long-Term Impact: Although the project was completed, Civic Heart has been cited as an example of a development that prioritised speculative profit over local benefit—leaving lasting issues such as traffic problems and an altered neighbourhood character that continue to affect the area. (See en.wikipedia.org) <p>3. Scarborough Senior High School Redevelopment Overview: Following the abrupt closure of Scarborough Senior High School—conducted without community consultation—the subsequent redevelopment of the site became one of Perth's most contentious planning cases. The redevelopment proposal aimed to repurpose the former school site for mixed uses but faced intense opposition from community groups determined to preserve open public space.</p> <p>Key Issues and Consequences:</p> <ul style="list-style-type: none"> • Lack of Early Consultation: The decision to close the school without engaging the community set a precedent of exclusion. When redevelopment proposals were later tabled, stakeholders like the Scarborough High Open Space Action Group (SHOSAG) were left with little trust in the process. • Conflict Over Land Use: Community members strongly opposed any plan that reduced open public space. The consultation process—comprising consensus forums and surveys—became mired in disagreements, as some groups insisted on retaining 90–100% of the site for public use, while developers and government officials pushed for mixed-use outcomes.

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	<ul style="list-style-type: none"> Enduring Community Distrust: The controversy has had a lasting impact, serving as a powerful reminder that top-down decisions made without early and genuine community involvement lead to deep-seated resentment and protracted disputes. (See committeeforperth.com.au from the Participedia case study) Discrepancies in Consultation and Transparency: In cases like the Scarborough Senior High School redevelopment, the lack of early and meaningful consultation by state authorities (once local government lost some decision-making power) led to a process that felt imposed rather than collaborative. This has created enduring distrust between local communities and state planning bodies, with residents feeling that their voices were bypassed in Favor of broader state or developer-driven objectives. *(See the Participedia case study on Scarborough Senior High School) <p>These cases illustrate a recurring pattern in Perth development:</p> <ul style="list-style-type: none"> Ignoring Local Needs: Projects like Roe 8 and the Civic Heart bypassed community priorities and local environmental or amenity concerns, leading to outcomes that ultimately harmed the community's long-term interests. Controversial Approval Methods: The use of override powers or rushed approvals without robust community consultation has created distrust and long-term challenges. Unintended Consequences: Even when projects are completed, they often result in increased congestion, environmental degradation, or loss of community character— issues that directly undermine the intended benefits, such as addressing the housing crisis. <p>While proponents of the Lot 535 development claim it will help address Australia's housing crisis, similar controversial projects in Perth have proven to deliver little benefit to the local community. Instead, they have led to significant negative externalities and enduring public distrust.</p> <p>The Connolly consultation process has been well documented, and all aspects of this LDP are loophole jumping, minimal requirements met, and little concern shown to the residents- this LDP is not the right move</p>
601	<p>Oppose</p> <p>The "proposal" is clearly a very rushed exercise to submit some paperwork prior to any sort of due diligence review. For example the traffic report suggests a feeder road is the Kwinana Freeway. Seeing as that freeway starts 20+kms away proves the document has been prepared by someone with absolutely no knowledge of the area.</p> <p>I support the idea of suitable development in the area and am happy to consider anything provided it has been given proper thought and consideration by all invested parties.</p> <p>I do not believe a quiet sleepy suburb adjacent to a "wannabe" second city centre needs such a high rise building. These should be reserved for the neighbouring Joondalup. A building half the proposed height would be way more suitable.</p> <p>There does not appear to be any sort of environmental impact information included. Many generations of Connolly residents have nurtured and looked out for both the flora and fauna in the area. To bulldoze established vegetation areas, including the felling of trees that have been part of the suburb for many decades, is criminal. To add to this, many birds and animals call this area home.</p> <p>More detail is required regarding facilities for the public's benefit that will be included in any development.</p> <p>So perhaps some proper documentation could be prepared to assist with an informed decision. Residents have to complete about 3 times as much paperwork just to add a small extension on your their own homes. Surely the same rules should apply to the rich corporations.</p>
602	<p>Oppose</p> <p>Proposal does not fit in the landscape and will be impacting nature and surrounding residents.</p>

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603	<p>Oppose</p> <p>As a long-term resident of Connolly, I write with deep concern and strong opposition to the proposed Local Development Plan for the following reasons.</p> <ol style="list-style-type: none"> Building Height & Massing <ul style="list-style-type: none"> The proposed twin towers (Site A) are out of scale with Connolly's existing low-rise character (1-2 storeys). The height is excessive and inconsistent with the Private Community Purposes Zone. The towers will dominate the skyline, as they are only 3-4 storeys lower than the ArtHouse development in Joondalup City Centre, and the Rendezvous Hotel in Scarborough. These existing high-rise buildings are not located in a quiet suburb such as Connolly and this will development will undoubtedly disrupt the character of the suburb. Visual Impact <ul style="list-style-type: none"> Connolly's identity as a low-density, green suburb will be permanently altered. The towers will be visible from all points in Connolly, damaging established views. Amenity & Privacy Concerns <ul style="list-style-type: none"> Overshadowing of residential properties, leading to a loss of privacy. Residents' gardens and homes, including mine will be exposed to direct views from high-rise apartments. Light Pollution <ul style="list-style-type: none"> Significant increase in artificial lighting will disrupt night-time visibility and residential comfort. The proposal fails to outline adequate measures to mitigate the excessive light pollution to existing properties that will result from the high-rise development. Noise Pollution <ul style="list-style-type: none"> Increased traffic, events, and daily activities will exacerbate existing noise issues. Additional disturbances from early morning maintenance and vehicle movement. Environmental Impact <ul style="list-style-type: none"> Mature trees—some decades old—will be destroyed with little consideration for their ecological importance. Protected bird species, including cockatoos, will lose their habitat. Shockingly, no site investigations have been conducted, showing blatant disregard for our natural environment. Traffic & Parking Issues <ul style="list-style-type: none"> The outdated traffic report (based on data from 12 years ago!) is misleading and fails to reflect the reality of our growing suburb. Connolly's roads are simply not designed to support a development of this scale, and the resulting congestion will make daily life unbearable for residents. When concerns about increased traffic were raised at the recent meeting, they were casually dismissed with a vague response of "that will be considered during the next stage," offering no real reassurance or solution. Lack of Public Transport & Sustainability <ul style="list-style-type: none"> Over-reliance on private vehicles will increase congestion and emissions. Connolly does not even have a local bus service—this high-density development will rely entirely on car travel, worsening congestion and making high density development impractical. This is unsustainable and completely at odds with responsible urban planning.

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	<p>9. Property Value Decline</p> <ul style="list-style-type: none"> Potential 5-10% drop in surrounding property values, with no economic assessment provided. The developers stand to gain, while we, the residents, are left to suffer the consequences. <p>10. No Community Benefit</p> <ul style="list-style-type: none"> This development offers nothing to the people of Connolly—no new amenities, no genuine community benefits. The likely reality? Overpriced apartments, investor-owned properties, and a transient population, with no consideration for the heart and soul of our suburb. <p>11. Incompatibility with Planning Framework</p> <ul style="list-style-type: none"> This development is entirely incompatible with the Private Community Purposes Zone. The proposed high-rise buildings are neither incidental nor ancillary to the existing hotel facilities. Instead, they stand in stark contrast to the character of both the hotel complex and surrounding residential areas. This development does not protect the amenity of the area, as required under the zoning regulations. In fact, it directly contradicts the planning objectives of the zone, threatening to permanently alter the peaceful and well-established nature of Connolly. <p>Conclusion The proposed development is incompatible with the character, infrastructure, and needs of Connolly. There is no justification for the excessive height and massing, and the plan fails to address significant environmental, social, and economic concerns. I urge the Council to reject the proposal or significantly modify it to align with the suburb's established character.</p>
605	<p>Oppose (Late submission) Loss of mature trees and impact on fauna will be devastating. This development offers NO new amenities for Connolly residents.</p>
608	<p>Oppose I am opposed to the added traffic problems and the height of the proposed apartments. I also object to the cutting down of the trees. Having been a resident of Connolly for 37 yrs, I do not want any changes at all.</p>
609	<p>Oppose Oppose LDPlan & proposal completely as this will effect amenities both visually & not in character of Connolly.</p>
610	<p>Oppose Oppose LDP & proposal completely as this will effect amenities visually & not in keeping with character of Connolly.</p>
611	<p>Oppose Oppose development proposal and LDP completely and strongly.</p>
612	<p>Oppose Oppose the development plan and LDP in its entirety. Object to high density housing in Connolly.</p>
613	<p>Oppose Oppose the Entire Development and LDP plan as proposed.</p>

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614	Oppose Impact to the character of Connolly being low density will be significant. Reject & oppose this development & LDP in its entirety.
615	Oppose Oppose development in its entirety.
616	Oppose Oppose development in its entirety.
617	Oppose Oppose development in its entirety.
618	Oppose Oppose the development as proposed including the LDP and other referenced documents in its entirety. Do not want H/Density in Connolly.
619	Oppose I oppose the LDP and all the development as proposed in its entirety/ Amenity impacts, visual impacts and high density highly rejected and opposed.
620	Oppose Oppose the development, LDP and associated documents in entirety.
621	Oppose Oppose and reject the proposal and LDP in its entirety. Will destroy the character of Connolly. Amenities and visual impact should not be allowed. Changing from L/Density to high rise rejected.
622	Oppose I oppose the LDP and all the development as proposed in its entirety.
623	Oppose I am very worried about the increase in traffic around Connolly that this development will result in.
624	Oppose On attending the meeting at the Joondalup Resort I am more opposed to the proposed local dev. plan @ 45 Country Club Boulevard Connolly. The car parks under the 2 High rise apartments make them even higher. There is no open space, where do children play. The amount of traffic will be huge. We a small suburb we do not need this.
625	Oppose The Nature will get destroy, the animals needs a place to live they need the trees.
626	Oppose (no comments provided)
627	Oppose (no comments provided)

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NO.	COMMENT
628	Oppose (no comments provided)
629	Oppose (no comments provided)
630	Oppose (no comments provided)
631	<p>Oppose</p> <p>In general, I am opposed to this development for many reasons as noted herein, but primarily, it is the lack of consideration to the character of Connolly, the attempts to migrate this beautiful, well established suburb from a Low-Density area to a High-Density area, the complete disregard to the area amenity, is not ancillary and incidental to the area and is not keeping in with the current zoning R20 and R40, which is the fundamental basis that has created the beautiful suburb that all residents have the privilege to enjoy, and own property here specifically for these reasons. The size, volume, height and scale of this proposal will have adverse visual impacts to the surrounding area, and adverse impact to visual privacy, and no doubt, will compromise resident wellbeing, health, and negatively impact social and security aspects in the region.</p> <p>Furthermore, it is the complete disregard and attempts to discard the significance of Environmental aspects, of which there is an abundance in terms of endangered and protected species as well as tree canopy and fauna and flora and wildlife that finds sanctuary in this area. The very laws and Acts that protect these elements appear to be cast aside through the documentation specifically created to negate reference or dependency thereon for this proposed development</p> <p>In addition, lack of due regard to the impacts to traffic, public transport, and the diminishing availability of public areas is a concern, and has not been addressed in the proposal.</p> <p>It is obvious, that a number of current laws, regulations and policies will easily and effectively halt further progress of the development in its current form due to non-compliance. To this, the LDP seeks to create a precedent through its approval, to negate all regulations that through application, will clearly demonstrate that the proposal does not conform in any way. This is not acceptable, and to say the least, is damaging to our society, the community, our residential areas, the city, and makes a mockery of laws, Regulations, standards and policy. Any precedent set in this regard will be by example, a bad opportunity to other areas, and should be stopped forthwith.</p> <p>It is also a consideration that proper and due Community Consultation was not provided, due to the selective public engagement, the lack of clarity, the misleading documentation, the timeframe for review and understanding of the proposal and response thereto, and more importantly, the questionable strategy being adopted by the LDP and developer to create opportunity to bypass law and regulation, and tailor conditions specific to this development. A further concern is that not all residents can use the online requirements for submission, nor had a form which they could complete to provide feedback. Consequently, many opinions may have not been considered, undermining to quantity and quality of responses.</p> <p>It is also concerning, that the lack of adequate response by the Architect and developer of the LDP (Element) and [REDACTED], the next step will be to take this proposal to the State Tribunal to pass, and never in the history of the State Tribunal, has such an application been rejected. This implies, that no matter what the sentiment of the community, it will be rejected, and the proposal will proceed. This is not good enough, and not a 'Fair Go' in terms of Australian culture.</p> <p>I would appreciate for my concerns and questions to be responded to in writing, and to be kept informed of the results of this community consultation, and any future progress of this development as and when it occurs in the future.</p>

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	<p>I thank you for the opportunity to provide feedback on this proposal, and trust my concerns will be considered along with others in the residential area. Should you have any queries about my response, kindly drop me a note and I will respond.</p> <p>Local Development Plan (LDP) Lot 535 (No. 45) Country Club Boulevard, Connolly (Referenced November 2024 I 23-413) The LDP document comprises a LDP report, Appendix 1 - Certificate of Title, Appendix 2 - Proposed Local Development Plan. It is presumed that the document included in Appendix 2 was prepared prior to the LDP report for which our submission comments are required. If this is not the case, then there is ambiguity which needs resolve.</p> <p>A) General Comment and foreword The LPD document is to say the least, confusing, as it does not include a section on 'defined terms' and the use of 'acronyms'. This is exacerbated by the fact that referenced documents in the LDP, which by implication, also need to be read in conjunction with the LDP, and results inconsistencies. In all documents, there needs to be an overarching reference to 'defined terms' and the use of 'acronyms' to ensure consistency in application and understanding. In each document where a defined term is used, it needs to be identified either through capitalisation of the word/ term, or italics, which will then remove some ambiguity/ misinterpretation/ misunderstanding.</p> <p>As this document makes reference to many other documents, it automatically includes them herein. These referenced documents include (but not limited to): Local Planning Scheme No 3 City of Joondalup Local Planning Strategy Residential Design Codes 1 & 2 Local Planning Schemes Regulations 2015 State and Local Planning Policies Metropolitan Regional Schemes (MRS) Joondalup Design Review Panel Local Planning Policy WA Planning Manual State Planning Policy Planning and Development Act 2005 Western Australian Planning Commission</p> <p>The Local Development Plan as issued is not approved, and therefore issued for comment in order to obtain resident sentiment and view on the proposal, as it is local residents who will be significantly impacted. It is also fair to say that as an individual, as I do not have a working knowledge of the suite of documents that make up the local and State Laws, regulations, standards, guidelines and policies, it is difficult to consider and comment in total as the documents are cross referenced and rely/ depend on each other for different aspects. Insufficient time was not afforded to adequately familiarise oneself with associated documents, and therefore comments contained herein are incomplete.</p> <p>I request that my comments be considered as noted hereunder, and formally request feedback on all my comments, and to be kept abreast of any developments or progress in the future.</p> <p>B) Community/ Public Engagement Local Community Engagement- Unsatisfactory Engagement The entire suburb of Connolly is Zoned R20 and R40 and as such, any future development which is outside that zoning impacts the entire residential area. Such impact will adversely impact the character of Connolly, and therefore all residents should be engaged as a community, and allowed to be informed and voice their opinion. This was not provided for as very few residents received a letter (which I fortunately received) issued with the reference 111922. This may have been a deliberate intent to minimize the numbers of respondents in order to reduce the number as a representative sample of the local population.</p>

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	<p>In addition, the letter provided two means with which to respond, ie through a webpage or via post. However, the letter that was issued did not include a form similar to that on the webpage for people to fill in. How were they to respond if post was the preferred option? Furthermore, a reasonable percentage of the local population are not technology proficient and therefore are intimidated and would be unlikely to respond. Both these circumstances would further dilute the number of responses.</p> <p>To further reduce the number of respondents, I was told after the meeting held at the Joondalup Resort on the evening of 10 February 2025 (which I understand fully is not sanctioned or part of the documents upon which we can rely), that only one response is acceptable per household. That is incorrect and would further limit responses.</p> <p>When awareness documents were placed on the local web platform, it appears anonymous persons wrote abusive language forcing the withdrawal of the awareness information.</p> <p>There is a deliberate pattern here, and there must be a better way for provision of engagement of the community and must be made to ensure all in the local community are informed and have the ability to provide opinion. This is a prerequisite as noted in a number of documents including the City's Planning Consultation Local Planning Policy and mentioned in clause 4.4.1 of the LDP.</p> <p>OBJECTIONS AND INFORMATION REQUESTS</p> <p>C) Proposed Local Development Plan Refers</p> <p>Objection 1-1.1 Property Overview</p> <p>Zoning for the property is as per the City of Joondalup- Local Planning Scheme - No.3 LPS3) is "Private Community Purposes (A16)".</p> <p>"Private Community Purposes (PCP)" refers to a zoning category within the local planning schemes, essentially allowing land to be used for community facilities or developments that benefit a specific group of residents, and is not directly tied to a specific "R-code" which primarily relates to residential density in the state's planning regulations. However, development within this zone would still need to comply with the overall planning scheme and local development plans.</p> <p>No R-code has been issued although the LDP as proposed by Element refers to Volume 2 of the R- Codes. Clause 3.1, point 2 states that the LDP amends or replaces the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2, including building height, plot ration and building separation.</p> <p>Object, as further clarification on whether R-coding applies is required to make an informed assessment, and further objection to the imposition of the LDP to amend or replace the R-Codes. In addition, other plans/ documents refer to the maintenance of the environmental, community and aesthetic values of the area, which the LDP will negate due to the imposition of Clause 3.3 and 3.4 which is rejected. Strongly object to height, volume and scale as proposed.</p> <p>Objection 2 - 2.1 Site Location and Property Description</p> <p>The LDP states <i>'The residential development is proposed to be located on underutilised sections of the site which are located a significant distance from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties, and as demonstrated in the visualisations'</i>.</p> <p>The perspective views in Appendix 2 do not provide reasonable visualisations, but in fact are misleading. Firstly, the master plan notes that only 4 trees remain or are retained. The trees in the perspective view appear to be spaced at intervals (probably 9 meters apart) as noted elsewhere in the documents referenced. These trees are still to be planted, unless there is a plan to plant 50m tall trees. The perspective is also a view from the middle of the fairway, so the trees appear taller.</p> <p>The LDP also states under 3.1 (Key Provision) point number 5 'Visualisations are provided to illustrate the potential development outcomes which may be expected on the site in the future'. This implies at some future time probably 40 years from now, when the planted trees reach maturity.</p> <p>This is misleading and not accurate, and the full scale of the bulk and volume of the development will be evident for many decades.</p> <p>Objection. This is not a reliable visualisation</p>

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	<p>Objection 3 - 2.2 Legal Description and Ownership The information provided states the ownership of Lot 535 and as noted in Appendix 1. However, it is still not clear if Site A and Site Bare located on Lot 535. See Objection 7 for further details. As both Lot 535 and 531 are mentioned under Clause 2.1, and further noted in the Local Planning Scheme No 3 under Section 19, Table 4, point 16 and 17. Who is the owner of Lot 531 as noted under point 17, and not declared in this LDP. Is Lot 531 another potential development in the future? Objection until further clarity is provided, especially if further similar development is anticipated on Lot 531.</p> <p>Objection 4 - 2.3 - Environment and Heritage The LDP States that '<i>A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future</i>' A desktop study is inadequate, and the statement incorrect as there are environmental considerations and heritage aspects that need thorough investigation. In the first instance the Carnaby's Black Cockatoo is endangered species, and are protected under the Environment Protection and Biodiversity Conservation Act 1999. Connolly is home to this endangered species and therefore cannot be overlooked or disposed of by virtue of the LDP and clauses 3.3 and 3.4 of the LDP. Objection as this is not sufficient information on which to make an assessment and does not consider all Acts and Regulations that protect fauna and flora and wildlife.</p> <p>Objection 5 - Clause 3.1 Key Provisions Point 2 - refer to objection 2 above.</p> <p>Objection 6 - Clause 3.3 - Variations and Clause 3.4 - Relationship to Other Planning Documents The LDP is not an approved document, but from what is understood, forms the framework for potential deployment. It is noted that the LDP references many documents (see note above) and is inconsistent and seeks to amend, cancel or replace other documents or conditions contained therein. Through the application of clause 3.4, the LDP in instances of inconsistency, takes precedence or prevails to the extent of that inconsistency. There are significant departures from the established documents, which are consequently rendered mute or amended/ changed. The laws, Regulations, policies and guides as well as standards and technical requirements have all be established to provide for urban development in a managed and controlled way. The proposal to cast these aside through the application of clause 3.4 is not acceptable. Further, Clause 3.3 permits the LDP to be varied at any time, and further permits the 'decision-maker' to accept the inconsistencies as may be created. There is also no definition of who or what the 'decision-maker' is, limits of authority and the like. The imposition of such variation to which clause 3.4 is applied basically means that any change is possible. This is clearly not workable, and is a system without limit and lends itself to abuse, and exploitation of the local community, and those dependant on Regulation for good governess. The wording of Clause 3.3 and 3.4 needs to be amended to ensure standards and legislation, rigor, consistency and processes are managed and controlled effectively in all cases of development.</p> <p>Objection 7 - 3.5 - Staging. The subject site is noted to be developed in stages, but these need to be declared to fully understand the impact and intent. Clause 1.1 (Project Overview) clearly states that Lot 535 (No 45) Country Boulevard is the subject site assuming that the term 'subject site' is consistent. The Local Development Plan in Appendix 2 shows Site A comprising two multi-storied buildings up to 14 levels & 80m in height, and Site Bone building comprising 6 levels. Are these both located on Lot 535? If the answer to the above is yes, then where is Lot 531 as noted in the Local Planning Scheme No 3 under Section 19, Table 4, point 17? Is Lot 531 where the proposed Site Bis to be located or is it further north where an additional development is planned?</p>

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	<p>Objection. Please provide clarity, but until such time as this is fully understood, objection is raised due to lack of clarity.</p> <p>Objection 8 - 4.2 City of Joondalup Local Planning Scheme No 3 (LPS3)</p> <p>The introduction and reference to the IPS3 in this clause then requires a review of the document and comments in this regard are included under the heading local Planning Scheme No 3 below and is to be read in conjunction with comments on the LDP.</p> <p>Nevertheless, clause 4.2 makes reference to the following:</p> <ul style="list-style-type: none"> • <i>To support the provision of a variety of housing choices that cater for an ageing population and changing household structures;</i> • <i>To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment or the health and welfare of residents; and</i> • <i>To promote and encourage land use and development that incorporates environmentally sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and retention/planting of local native vegetation.</i> <p>Please provide clarity as to what is meant by changing household structures? In addition, the LDP results in significant adverse impacts on the physical and social environment, and the health and welfare of the local residents. Further, the LDP does not consider waste management properly as details are not included in the LDP for the location of the sewerage facility. Retention of local native vegetation is certainly not included as noted on the Master Plan. Tree Canopy and Deep Soil Areas requires retention beyond minimum requirements</p> <p>In addition, the clause 4.2 states for Private Community Purposes, the objectives are</p> <ul style="list-style-type: none"> • <i>To provide sites for privately owned and operated recreation, institutions and places of worship.</i> • <i>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.</i> • <i>To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area '</i> <p>The LDP does not provide for sites for privately owned and operated recreation, institutions and places of worship. The LDP does not provide for incidental and ancillary provisions, compatible with surrounding development, and is not in keeping with surrounding development and must protect the amenity of the area. The existing Joondalup Golf Club sits adjacent to the Joondalup Resort on a 17,580m² lot, and the Golf Club consists of Country Club, Cafe and Retail. The LDP is in conflict with these requirements, even though it seeks to amend or replace such statements through clauses 3.3 and 3.4. In addition, the existing hotel is included in the 48,280m² plot and is a two storied development and the LDP is required to keep the amenity of the area. Further, the LDP would not be considered "incidental" or "ancillary" to the direct surrounding development.</p> <p>Objection for reasons noted above which include protection of the amenity of the area, and is not ancillary and incidental to the surrounding area.</p> <p>Objection 9 - Clause 4.3.3 Residential Development Local Planning Policy (LPP)</p> <p>The key requirements of the LPP 'seeks to ensure residential development provides for improved streetscape outcomes and complements the visual character, bulk and scale of the surrounding built form. It also seeks to ensure that development is of a high quality and provides high levels of street surveillance'.</p> <p>Objection. The LDP does not meet these criteria in any way or form. However, LDP will apply clause 3.3 and 3.4 to replace the LPP, which is rejected. This is also objected to as the bulk and scale conditions are not met. This also dismisses the objectives of the Private Community Purposes zoning.</p> <p>Objection 10- 4.4.2 Planning in Bushfire Prone Areas.</p>


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	<p>It is this clause that provides the regulation that invariably permits the removal of all trees as noted on the Master Plan, as existing trees of the density, height, type and proximity to the proposed development would no doubt be a fire risk. For that reason, the second paragraph states that 'there are no bushfire planning matters to be resolved as part of the preparation of this LDP'.</p> <p>Objection as retention of tree canopy and native vegetation and ecosystems, wildlife and endangered species is key to environmental policies which must be adhered to.</p> <p>Objection 11- 4.4.4 Residential Design Codes Volume 2 (R-Codes)</p> <p>Objection - See Objection 1 above.</p> <p>Objection 12 - Transport Impact Assessment Guidelines (TIA)</p> <p>The TIS is not adequate for assessment. The Heading refers to a TIA, but the document included for assessment is a TIS.</p> <p>The LDP also makes the provision of the TIA a condition of the approval of the LPD, which is not acceptable.</p> <p>Objection. The TIA is required prior to the approval of the LDP and not as a consequence or a dependency.</p> <p>D) Appendix 2 - Proposed Local Development Plan Refers</p> <p>Objection 13 - General Provisions, point 2, 3 and 4 refer</p> <p>The above reference states:</p> <ol style="list-style-type: none"> 2. <i>In accordance with the Clause 1.2.2 of the Residential Design Codes Volume 2 -Apartments (R-Codes Volume 2), this LOP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2.</i> 3. <i>Unless provided for below, the provisions of the R-Codes Volume 2, LP53 and any relevant State Planning Policy or Local Planning Policy, will apply.</i> 4. <i>As this LDP is a "due regard" document, variations to this LOP may be approved through a Development Application, provided that the development achieves the objectives of this LOP and the relevant Element Objectives of the R-Codes Volume 2, and any relevant State or Local Planning Policy (as applicable).</i> <p>Objection. The LDP, created as an instrument to amend or replace Acceptable Outcomes is not acceptable. These are instilled to ensure good governance and management of urban development. Further, the assertion that this can be applied to 'any relevant State or Local Planning Policy' is simply licence to ignore the very fabric that governs our community and developments, and sets double standards which is not acceptable.</p> <p>Objection 14 - Site A</p> <p>The scale, volume and height (80m) of the development as proposed and depicted is in direct conflict with the character of Connolly, and is not in keeping with the "incidental" or "ancillary" of the existing structures which are Zoned R20 and R40 with a maximum build height of 10m. Built forms must enhance and complement the visual character of the area, which this LDP is not.</p> <p>Object strongly to the scale, height and volume of the development, and the mechanisms deployed to override legislation that controls these aspects.</p> <p>Objection 15 - Site B</p> <p>The scale, volume and 6 storey height of the development as proposed and depicted is in direct conflict with the character of Connolly, and amenities in the area which is all zoned R20 and R40, with a maximum height of 10m and 2 storey in height. This is not in keeping with the "incidental" or "ancillary" of the existing structures and built forms must enhance and complement the visual character of the area, which this LDP does not.</p> <p>Object strongly to the scale, height and volume of the development, and the mechanisms deployed to override legislation that controls these aspects.</p> <p>Objection 16- Masterplan</p>

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	<p>The Masterplan depicts the area and location of the various buildings and other pertinent information as noted in the legend. The description and intent of the areas marked 1 and 3 are not clear, and area 4 appears to be underground parking. However, as these areas are not clearly articulated, assumptions are the only option for interpretation.</p> <p>Building 9 is Site Band objected to as noted in objection 15 above.</p> <p>Buildings 5 and 6 is Site A and objected to as noted in Objection 14 above.</p> <p>Buildings marked 7 are townhouses which appear to be two storeys in height as depicted on the visualisations. These on their own would fall into the R20 and R40 zoning, and as such would be in keeping with the "incidental" or "ancillary" of the existing structures which are Zoned R20 and R40 with a maximum build height of 10m. These built forms, upon verification of additional information, appear to enhance and complement the visual character of the area and be in keeping with the character of Connolly. As such, building marked 7 would be acceptable provided tree retention in the area would be ensured, and the buildings located so as not to impact the tree canopy in any way.</p> <p>The Masterplan does not show the location of the sewage facility, or provide any details for assessment. The sewage handling facility is also not in the demarcated red boundary area, but nevertheless is an integral part of the development. The Masterplan is therefore incomplete, misleading and cannot be relied upon.</p> <p>The Masterplan also demarcates the trees to be retained, and number 4 in total, noting their particular location. This then presumes that all other trees will be removed. At a meeting held with the Architect and Element, when the question and concern was raised regarding tree retention, the Architect responded saying the 'significant trees' would be retained. The answer was subjective, but by interpretation, clearly means the 4 trees as noted on the Masterplan.</p> <p>Objection to tree removal. The removal and destruction of the tree canopy is not in keeping with a number of current Regulations, laws and policies, which protect mature vegetation and provides for the retention of tree canopies, and the protection of wildlife especially endangered species as referenced in other Objections above.</p> <p>Sample pictures of trees in proximity of the Masterplan that will remain or be demolished</p>

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	<div data-bbox="317 427 1644 849">  </div> <p>LOCAL PLANNING SCHEME No 3 (LPS3)</p> <p>As the LDP references the LPS3 document and contents, an initial high-level review gave cause for concern as these are contradictory and in conflict with many other established documents, to which precedence statements appear to be set to apply to negate dependency or consideration. Such an imposition or condition is strongly objected and opposed to.</p> <p>Section 1.1- Project Overview</p> <ul style="list-style-type: none"> Section 7. (2) - states as follows: '<i>2} This Scheme is to be read in conjunction with any local planning strategy for the Scheme area</i> Includes any local planning strategy for the Scheme. This therefore includes all documents which will apply to the development, which in turn is negated/ of no relevance by the conditions of the Local Development Plan (LDP) due to its precedence in areas of inconsistency as stated in clause 3.4 of the LDP which states ' Where there is inconsistency between the development standards and requirements of this LDP and other planning documents, the provisions of this LDP shall prevail.' The LDP is rejected as it provides for double standards, creates confusion, does not provide for due diligence which is essential in urban development, compromises laws, appears to be development specific in order to change laws, design standards, zoning principles, and fundamentally ignores existing amenity and character of the area, and the opinions of the local residents who will be directly adversely impacted by the proposed development. Strongly object to the LDP and areas where the LPS No 3 is inconsistent with the existing laws, regulations, standards and policy etc. Section 8 (b) states: '<i>set aside land as reserves for public purposes</i>' The LDP does not set aside any land for public purposes. Public areas presently represent 3.8% of the area and it should be 10%. The addition of any high-density development will exacerbate the problem.

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	<p>Object to the LDP as it further lessens amenities in the area which can only result in anti- social behaviours in the future, and will compromise safety and security. Connolly is a safe and secure suburb, which high-density development will no doubt destroy, and the lack of law enforcement feet on the ground will be significantly powerless to enforce the law.</p> <ul style="list-style-type: none"> Section 8 (d) - states as follows: <i>'control and guide development including processes for the preparation of structure plans and local development plans;</i> Local residents and affected communities require written evidence for transparency and visibility of how guidance is provided as required in this clause for structure plans and LDP's. It is obvious that limited members of the local community have been notified or were even aware of the development in its current state of progress, not to mention the earlier phases which were completed some years back without full consultation with the local residents. Object to the development as proper consultation with the local community was not undertaken. Section 9 (b)-The aims of the Scheme is to cater for an 'ageing population' and 'changing household structures'. Please explain what is changing household structures. In addition, are these changing household structures by choice or as a consequence of enforcement in terms of changes due to migration from Low Density to Medium/ High-Density developments? Section 9 (c) - States the following: <i>'To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment or the health and welfare of residents'</i> Objection to the LDP and Proposal in its entirety as it does not consider this statement at all and certainly does result in adverse impacts. In addition, it cannot be either 'physical and social environment or the health and welfare of residents', but rather "physical and social environment and the health and welfare of residents". Both conditions are relevant and the use of "or" implies either one of the conditions apply. Section 9 (f) - States the following: <i>'To ensure that land uses are appropriately integrated with existing transport routes within the City'</i> Objection to the LDP and Proposal as the supporting documentation does not accurately depict reality in terms of public transport, and the Traffic Impact Statement (TIS) is not relevant as it is not based on current data. A Traffic Impact Analysis (TIA) is required to make a reasonable assessment. In addition, there is only one entrance and exit to the proposed development area, which does not provide for alternative in case of emergency. Section 9 (h) - States the following: <i>'To maintain a high standard and convenient network of public open space that balances the protection of vegetation and biodiversity with the provision of active and passive recreation, consistent with the needs of the local community'</i> Objection to the LDP and Proposal as public open space is already below requirements, a pitiful 3.8% and should be 10%. The high-density development as proposed in the LDP and Proposal does not make provision for open public spaces, thus further exacerbating the problem. Protection of vegetation is not considered in the Proposal as significant and well-established trees will be removed, adversely impacting biodiversity and vegetation, as well as protected species such as the Carnaby Black Cockatoo. Section 10 - States the following: <i>'Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency'</i>. This statement is absolutely rejected and must be removed. It is inconceivable that an enforcing document can be written in such a way, to provide for numerous inconsistencies with local law, in which all inconsistencies are written with a direct purpose to oppose or negate any law to preference a particular strategy, by placing it above the law through precedence. In the event of a catastrophe or violation of the law, how will the legal implications unfold? This amounts to double standards and is not acceptable. Object strongly to Section 10. <p>Part 3 - Zones and Use of Land Section 16 refers. The Zone as nominated is "Private Community Purposes", a snip of the reference table is below:</p>

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	<table border="1" data-bbox="317 427 1045 634"> <tr> <td data-bbox="317 427 558 634">Private Community Purposes</td><td data-bbox="558 427 1045 634"> <ul style="list-style-type: none"> To provide sites for privately owned and operated recreation, institutions and places of worship. 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 protects the amenity of the area. </td></tr> </table> <p>Object to the LDP and Proposal as it does not in any way represent recreation, institutions and places of worship, nor is it incidental and ancillary to the existing facilities nor compatible with surrounding development, and is certainly not in keeping with surrounding residential development and the protection of the amenity of the area. In addition, part of the development (on Site B) is in fact commercial (hotel) and therefore the wrong Zone Name has been applied and under Table 3 is not permitted as such.</p> <p>Section 18 - Interpreting Zoning Table.</p> <p>Point (6) refers and states: <i>If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land:</i></p> <p>(a) a structure plan;</p> <p>(b) a local development plan.</p> <p>This statement provides for the Local Development Plan to take precedence due to its elevation in recognition and reliance in terms of document hierarchy. If read in conjunction with the Local Development Plan (LDP) (clause 3.4) which states its precedence over "standards" and "other planning documents", in cases of inconsistency, the LDP is then the ruling document, which in itself is inconsistent with local laws and by imposition of precedence, is the ruling document over the Local Planning Scheme No 3 and all other documents. An extract is noted below:</p> <p>3.4 Relationship to Other Planning Documents</p> <p>This LDP is to be read in conjunction with the LPS3, any relevant State and local planning policies and the Residential Design Codes.</p> <p>Where there is inconsistency between the development standards and requirements of this LDP and other planning documents, the provisions of this LDP shall prevail.</p> <p>Strongly Object to this circular precedence condition, as it is not workable in practice, shows double standards, and town planners, approving authorities and enforcement officers will have very little basis to ensure compliance with law, regulations, standards and policies. Furthermore, as noted on previous occasions, the LDP and Proposal is strongly rejected.</p> <p>Part 4 - General Development Requirements</p> <p>Section 31 - Environmental Site and Development Requirements states as follows:</p> <p>31. ENVIRONMENTAL CONDITIONS There are no environmental conditions imposed under the <i>Environmental Protection Act 1986</i> that apply to this Scheme.</p>	Private Community Purposes	<ul style="list-style-type: none"> To provide sites for privately owned and operated recreation, institutions and places of worship. 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 protects the amenity of the area.
Private Community Purposes	<ul style="list-style-type: none"> To provide sites for privately owned and operated recreation, institutions and places of worship. 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 protects the amenity of the area. 		


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	<p>Object to this statement. There are protected and endangered species of bird who find sanctuary in this area. The removal of their habitat and other influencing factors will have a significant and possibly, permanent adverse effect on endangered species.</p> <p>In addition, the environment is home to many wildlife species where the current environment provides for idyllic conditions, The construction process will decimate wildlife, and the final constructed building will impact ecosystems and wild life. Consideration has not been given to nocturnal animals and other creatures that thrive under night conditions. These developments will have internal lights with will increase ambient light in the vicinity, not to mention perimeter lights that will be on all evening, that will impact wild life, not to mention local residents.</p> <p>Object to the LDP and Proposal as it will impact ecosystems and wildlife, and one cannot exclude the Environmental Protection Act 1986 upon which ecosystems, wildlife and protected species depend for survival.</p> <p>Furthermore, the LDP states <i>'A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future'</i></p> <p>This statement further distances the proposed development from the Environmental Protection Act, and is an attempt to negate its influence and reliance on over the proposed development, and is not satisfactory or accepted. Full compliance with Environmental Protect, together with a full physical and practical study has to be performed to understand the full impact on the LDP and Proposal.</p> <p>Object strongly to discarding the Act and all Regulations that protect the Environment, and any assertion that a desktop study is adequate means to assess the environment. All environmental laws must be adhered to.</p> <p>Section 34 - Variations to Site and Development Requirements. - States as follows:</p>

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	<p>34. VARIATIONS TO SITE AND DEVELOPMENT REQUIREMENTS</p> <p>AMD 8/03/18/08/2023</p> <p>(1) In this clause:</p> <p>additional site and development requirements means requirements set out in clauses 32 and 33.</p> <p>(2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.</p> <p>(3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.</p> <p>(4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must:</p> <p>a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and</p> <p>b) have regard to any expressed views prior to making its determination to grant the development approval under this clause.</p> <p>(5) The local government may only approve an application for development approval under this clause if the local government is satisfied that:</p> <p>a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and</p> <p>b) the non-compliance with the site and development standard will not have a significant adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.</p> <p>It is obvious that this is a process that should engage all Connolly suburb residents, and not just a few. All residents will be adversely impacted or affected in some way or other. As a resident of Connolly, I know that due process as required above has not been followed for the following notable reasons:</p> <ul style="list-style-type: none"> o Not all residents received postal notification, or any form of notice. o Some postal notifications were issued to a select few dwellings within a certain radius of the proposed development. The affected community is greater than the nominated radius and therefore, the approach is fundamentally flawed. o The notice was not clear as to the number submissions that could be sent per household. Many were informed that only one per household was permitted, when in fact, it is every person in the household, in other words, all residents. Therefore, the number of responses may not be a true reflection of the local sentiment. o Attempts by residents to inform others of the development and its consequences have been largely blocked or silenced on local social media platforms. o It appears that there is a definite strategy to limit the number of potential objections to the development, in order to falsely demonstrate a minimal impact or concern to local residents. <p>Object strongly to the LDP and other documents associated with the Development Proposal as the process followed was not comprehensive, correct or fair, and appears to have ulterior motive as evidenced in the actions that have recently taken place.</p>

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	<p>Section 35 -Restrictive Covenants - Point 35 (2) (b) states as follows: <i>'the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions'</i></p> <p>Object strongly to the approval of the LDP and to progress further to the next phase of the development as due, full and comprehensive advertisement of the Proposal and development, has not taken place. Only in part were the local residents informed.</p> <p>Part 6 - Terms Reference to in Scheme.</p> <p>Section 37 - Terms Used - Point 1 refers:</p> <p>37. TERMS USED</p> <p>AMD 8 GG 18/08/2023</p> <p>(1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows:</p> <table border="1" data-bbox="323 690 934 743"> <tr> <td>building envelope</td><td>means the area of land within which all buildings and effluent disposal facilities on a lot must be contained;</td></tr> </table> <p>Object to the LDP and Proposal as it is not compliant with this requirement. In the LDP under Section 2.2 and in particular Figure 2, the position of the sewer pumping station is not contained within the development area and is therefore not compliant with this definition and/or requirement. Picture below verifies the point made and shows the location with a red Asterix in the bottom right:</p>  <p align="center"><small>Figure 2 – Location Plan</small></p> <p>Further, and possibly to disguise the existence of the sewage handling facilities, The Master Plan contained in the Local Development Plan as incorporated within the Local Development Plan, fails to identify its location within the red demarcated development boundary, or on the key legend table, which presumably confirms it is outside the envelope. How, under what law, design code, regulation, policy or standard is this going to be constructed, and how is effluent managed in this critical recreation and park environment? Does existing disposal facilities have capacity to handle this significant addition. This is a huge failing and oversight which further demonstrates the lack of due process with the LDP and further reason for total rejection.</p>	building envelope	means the area of land within which all buildings and effluent disposal facilities on a lot must be contained;
building envelope	means the area of land within which all buildings and effluent disposal facilities on a lot must be contained;		

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NO.	COMMENT
	<p>The LDP further notes its elevation in terms of precedence under section 3.4 in document hierarchy in areas of inconsistency with other documents, and therefore negates the requirements to comply. However, sewage containment and disposal cannot be overlooked in this environment and region, and especially considering the imposition of the high-density of the development as proposed.</p> <p>Therefore, the LDP, Proposal and associated documents are opposed to and objected to in their entirety.</p> <p>Schedule A- Supplemental Provisions to the Deemed Provisions, Part GA Design Review point 60 C states: '<i>When considering applications and/or planning documents on which a recommendation has been made by the Design Review Panel, the decision-maker shall have due regard for that recommendation</i>'</p> <p>The defined terms fail to provide definition for the 'decision maker'. Is this a person, a committee, a function group, or organisation, and what are their mandates and levels of authority? In addition, is this the same decision maker as noted under Section 3.3 of the LDP? It seems vague and needs proper definition and rigor around limits of authority, especially when it comes to developments and the probability of legal recourse in the event of failures etc.</p> <p>Until a clear code of defined terms are established and documented, and when referenced in any document, is clearly identified through capitalisation or italics so that its meaning cannot be misinterpreted in context, all documentation especially the LPS3 and LDP should be withdrawn in their entirety.</p> <p>Conclusion and Appeal</p> <p>It is my considered opinion that the proposal in its current form is not compliant with current regulations. It is obvious, that attempts are being made to dispense with laws and regulations to facilitate the continuation of this proposal in its current form as noted in the LDP.</p> <p>It is significant to note that the confusing manner in which the document has been prepared is difficult to decipher and fully comprehend and understand, and I judge this from my uninformed position, and no doubt some local residents will express similar concerns.</p> <p>As a resident, I appeal to the authorities and in particular, the Local Councillors on which the approval or rejection of this LDP is dependent, to consider the following:</p> <p>Highrise developments are intended for city centres, in proximity to train and transport facilities etc as noted in the Ordinary Council Meeting of November 2024, and referenced documents. Connolly does not fall into this category.</p> <p>The proposal will adversely affect visual amenity due to its size, volume scale and height. This proposal is not ancillary or incidental to the area, not complimentary to the amenities in the area, and not fitting to the character of the area. Connolly is zoned R20 and R40, and should remain that way.</p> <p>Visual privacy will be compromised, as will traffic, public open areas, health, social and security in the area. Connolly is private, well established, safe, beautiful area, and a small enclave and sanctuary in which residents have purchased their homes for the lifestyle, peace, security and visual amenity.</p> <p>Why destroy or compromise this.</p> <p>Residents have paid good money (which may be significantly negatively impacted) for their property and surrounding views, the feel of Connolly and the low-density lifestyle that Connolly offers. Why deprive residents of this privilege which they expect to live in, and create a significant visual overbearing structure?</p> <p>The resort is zoned recreational with small commercial developments and partly zoned R20 and R40. Any proposal in excess of this zoning is not fitting with the environment and will alter the very feel and character of the Connolly area. This is not desirable.</p> <p>The environmental impacts will be significant due to adverse impacts to endangered protected species and destruction of tree canopy/ soils and fauna and flora. There are laws and Acts that prohibit the adverse impact to these elements, and further protects these conditions, and this applies to Connolly and in particular, the Resort and surrounds. Why not address and consider this vital area, and demonstrate acknowledgement and participation to its principles rather than discard its existence. The future will be your judge.</p>

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NO.	COMMENT
	<p>Local Councillors represent the local community, and as such, need to listen to community concerns and help protect residents through the power bestowed upon them to do so.</p> <p>Councillors should not be persuaded differently, as they have a moral compass and obligation to do what is right for the people and area they represent, and not what is desired by profitters and the privileged few at the expense of the local community.</p> <p>We, the residents, elected you, rely on you, and trust your considered and unbiased vote to object this proposal, as there is sufficient evidence and basis to do so.</p> <p>I thank you in advance for your time and support in this instance</p>
632	<p>Oppose</p> <p>We oppose this development and have outlined our reasons below:</p> <p>Environmental Impact:</p> <p>Losing the natural aesthetic of the suburb:</p> <ul style="list-style-type: none"> • Reduced Visual Appeal: The natural beauty of Connolly, such as trees, children's play areas and the Joondalup Resort, contributes to its visual charm. Losing these elements will result in a more sterile, concrete-dominated environment, making the area less attractive for residents and visitors. • Lower Property Values: Connolly with its abundant natural beauty commands higher property values due to the appeal of the surroundings. If the natural aesthetic is lost, our properties may become less desirable, which can decrease property values in the area. • Impact on Community Pride: Connolly's a suburb's that naturally follows the contours of its landscape and is a source of pride for us, its residents. When these elements are replaced with high rise urban developments, it can diminish the sense of identity and pride within the community. • Loss of Cultural Significance: Apparently Aboriginal settlements have long held this area dear to their hearts, and we would include the Joondalup resort in this example. Losing the essence of this could result in a disconnect from the community's aboriginal heritage, thus losing the suburbs' history and traditions. • Decreased Sense of Well-being: The natural landscapes provided by the Joondalup Resort and the surrounding suburb evoke a sense of tranquility and calm. Losing these elements could lead to increased stress and anxiety among residents, as they feel their peaceful environment and aesthetically pleasing surroundings are being eroded. • Decreased Quality of Life: Removing the heart of the golf course and replacing it with a high-rise urban development could result in a more monotonous and less enjoyable living environment especially for those residents lock out of the resort. • Loss of Biodiversity: Green spaces provide vital habitats for wildlife, including birds, insects, and plants. When these areas are lost, it can lead to the decline or extinction of local species that rely on these habitats for food, shelter, and breeding. • Reduced Air Quality: Trees and plants help filter the air by absorbing carbon dioxide and releasing oxygen. Losing green spaces means fewer plants to improve air quality, which can contribute to higher pollution levels and negatively affect human health. • Increased Urban Heat Island Effect: Green spaces help cool the environment by providing shade and releasing water vapor. Without them, urban areas can become much hotter, leading to higher energy use and health risks like heatstroke. • Stormwater Management Issues: Green spaces, especially those with trees and grass, help absorb rainwater and reduce flooding. Without them, Connolly could face increased runoff, leading to flooding, soil erosion, and water quality problems. • Community Disconnect: Connolly residents take pride in their suburb, which fosters a sense of community. Losing these spaces can reduce social cohesion and lead to a less connected community.

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	<p>Climate Change and Sustainability Concerns:</p> <ul style="list-style-type: none"> • Increased Carbon Footprint: Construction of high-rise buildings often requires significant energy and materials, contributing to higher carbon emissions, particularly if not built with sustainable practices. • Energy Consumption: High-rise buildings typically consume more energy for heating, cooling, and lighting. Will the proposed urban development be designed with energy-efficient systems or renewable energy sources? • Reduction of Green Spaces: Developing land that is currently used as green space decreases the area available for absorbing carbon, which could worsen climate change. • Stormwater Management: High-rise developments can increase paved surfaces, leading to more runoff and potential flooding, especially if stormwater management systems are not properly installed. • Urban Heat Island Effect: High-rise buildings, along with the surrounding concrete and asphalt, can trap heat, raising local temperatures and increasing the need for energy-intensive air conditioning. • Current Design: The current design resembles Burswood that is neither aesthetically pleasing nor looks environmentally friendly. While we are not against development, a low-rise design that incorporates the natural contours of the landscape and blends with the environment could be a better option. Features such as green roofs could help minimise the overall environmental impact. <p>Overdevelopment and Population Density:</p> <ul style="list-style-type: none"> • Pressure on Local Infrastructure: We are concerned that local infrastructure is inadequate, with no existing public services such as doctors' surgeries or local bus routes. This puts pressure on roads and makes the area less convenient. • No Public Green Spaces: This development is too exclusive, making it less accessible to the local community. Currently, there is very little green recreational space in Connolly, aside from the Connolly School oval, which is inaccessible from Monday to Friday between 8:30 AM and 4:00 PM. Additionally, the field is in poor condition and is often used by dog walkers, creating a potential health hazard for both the community and students. The same concern applies to the proposed site, where increased dog-walking activity could negatively impact local wildlife. • Strain on Resources: We believe rapid development, which could pave the way for even more developments, and excessive growth can lead to the overconsumption of resources like water, energy, and land, depleting essential supplies for future generations. • Traffic Congestion: As mentioned previously, more buildings and development most certainly will lead to increased traffic, making commutes longer, air quality worse, and contributing to higher carbon emissions. • Decline in Quality of Life: A development on this scale could reduce the overall quality of life by creating noisy, pollution, and a less enjoyable suburb. • Environmental Degradation: Overdevelopment can lead to habitat destruction, soil erosion, pollution, and other forms of environmental damage that are difficult to reverse. • Increased Cost of Living: Exclusive developments in a sought-after suburb make it harder for local residents to afford to live in their own neighborhoods. Additionally, will this development attract a high proportion of investors or holiday rentals, further displacing local residents? <p>Loss of Community Character:</p> <ul style="list-style-type: none"> • Changes In Social Dynamics: High-rise developments could create a more transient community, especially, and as mentioned previously, if apartments are used as short-term rentals or investment properties. The worry is this could lead to a decrease in long-term resident engagement and social cohesion.

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	<ul style="list-style-type: none"> We are also concerned about the style of the proposed development, as we believe it will alter the very fabric of our low-rise suburb, which currently enhances the natural contours of the landscape. The introduction of high-rise buildings, to be place right in the middle of Joondalup golf course, is completely out of character with the area. Please explain why this high-rise development was considered and why the City of Joondalup thinks it will enhance the area. <p>Public Consultation and Process:</p> <ul style="list-style-type: none"> Lack of Public Engagement: We feel that the City of Joondalup moved forward with the local development plan during a time when the public's attention was focused on more pressing issues, such as the global pandemic. Not one person we've spoken to was aware of the original deadline (December 2020), and this has left the community at a disadvantage. Transparency Issues: Can the City of Joondalup clarify how this development will be funded and if any compensation will be offered to residents whose lives will be disrupted once construction begins? <p>Planning Policy Conflicts:</p> <ul style="list-style-type: none"> Non-compliance with Local Policies: We object to the development as it significantly conflicts with the existing R20 zoning laws that govern the suburb of Connolly, where the maximum building height is limited to 2 or 3 storeys. This is particularly relevant to the entire Joondalup Resort buildings which are all restricted to a maximum building height of 2 storeys. <p>Health and Safety Concerns:</p> <ul style="list-style-type: none"> Construction Risks: Can the City of Joondalup provide a list of construction risks that may affect nearby properties and residents, including health and safety concerns, noise, and pollution? Also, will construction impact the daily operations of the Joondalup Golf Course, hotel and outlining resort? If so, when and for how long. Bushfire Risk: The proximity of this large development is concerning due to limited access, with only one road in and one road out. How will the City of Joondalup manage the fire risk at this site? <p>In summary: Where is The City of Joondalup moral compass and duty of care to the community that shares this unique environment? The scale of this proposed development seems driven by financial greed, and it feels wrong on every level. Furthermore, according to planning policy, high-density development belongs along main transport corridors, not in suburbs never designed for it. This proposal sets a dangerous precedent that could ruin Connolly, leading to even more damaging developments in the future.</p> <p>9. Other Concerns:</p> <ul style="list-style-type: none"> Light Pollution: We are concerned that artificial light from this development will contribute to light pollution, which interferes with natural nocturnal rhythms for both humans and wildlife. Noise Disturbance: As a resident living in Princeville Tor, we are particularly concerned about the potential noise, as we already experience significant noise from the hotel (and the freeway, a double whammy), which has a greater setback than the proposed development.
633	<p>Oppose I work away and did not manage to get the information about the proposed high-rise development at Joondalup Resort until it was to late to submit my response. I have serious concerns with several things about the proposal:</p> <ol style="list-style-type: none"> 1) The significant increase in traffic on Country Club Boulevard, both during construction, and once the proposed number of residents move in. 2) The potential loss of access to at least two golf holes once the new buildings start getting golf ball strikes.

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	<p>3) The potential injuries and / or fatalities of wildlife, due to increased traffic in the area. Note that JRI have not repaired dilapidated perimeter fencing that they have been emailed about multiple times over the past 5 years - their regard for wildlife preservation is minimal already.</p> <p>I am not opposed to all development in the area, just the scale of the current proposal. I would expect that a smaller scale townhouse type development would be a more feasible option from a local resident and avid golfer point of view, as there would be fewer dwellings, less traffic, less likelihood of damage from errant golf balls and, most importantly, more in keeping with the surrounding environment and less impact on our wildlife.</p> <p>Your consideration is appreciated.</p>

Schedule of proposed modifications – Joondalup Resort Local Development Plan			
LDP Element	Current	Proposed	Comments
General Provisions	This Local Development Plan (LDP) has been prepared in accordance with Clause 19 (Additional Uses) of the City of Joondalup Local Planning Scheme No.3 (LPS3), with No.17 of table 4.	Replace No.17 with No.16	No.17 of Table 4 relates to 37 Country Club Drive, whilst No.16 relates to 45 Country Club Drive, which is subject of this LDP.
Design Objectives (General)	Headings of 'Enhanced Environment, Sensitive Design, Safe and Attractive Place for Living and Thriving Place with a Sense of Community.	Remove from LDP	Whilst the headings are intended to group design objectives for the development, following the below recommendations, there are headings to which no provisions will relate. It is recommended the headings be removed and standardised objectives provided.
Design Objective 6	Orienting the built form toward the view and optimising solar aspect	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.1 - Element Objectives
Design Objective 7	Designing buildings to provide high levels of visual surveillance of the public realm	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 3.6 – Element Objectives.
Design Objective 8	Deliver an innovative response to sustainability particularly in relation to energy and water use which goes beyond business as usual.	Remove from LDP	This objective is covered by the R-Codes Vol.2 Clause 4.15 and 4.16 – Element Objectives.
Design Objective 15	Provide legible and safe movement of residents and visitors, as pedestrians and in vehicles to the proposed development and throughout the structure.	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.5 - Element Objectives

Design Objective 17	Accessible to all	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.5 - Element Objectives
Design Objective 18	Landscape frontages.	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.12 - Element Objectives
Design Objective 19	An integrated apartment lifestyle, integrated with existing hotel resort and golf club house that has history and existing presence in the community.	Move to general provisions for the LDP.	This is not an applicable planning objective that could be assessed for compliance through a development application.
Design Objective 20	Main podium of Site A provides lounges, meeting and reading areas for residents and resort guests.	Remove from LDP.	This is an operational requirement which would be subject to controls and agreements between the resort and future building owner/strata and should not be a consideration under the planning framework.
Design Objective 21	All residents have access to facilities of resort.	Remove from LDP.	This is an operational requirement which would be subject to controls and agreements between the resort and future building owner/strata and should not be a consideration under the planning framework.
Design Objective 22	Diversity of dwellings provided.	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.8 - Element Objectives
Design Objective 23	Street furniture, lawn areas and play areas will be provided.	Remove from LDP	This objective is covered by R-Codes Vol.2 Clause 3.4 – Element Objectives.
Development Controls	The development controls outlined in Table 1 – Primary	The development controls outlined in Primary Control Table	Wording is recommended to be updated to accurately reference

	Controls Site A and Table 2 Primary Controls Site B apply to the site and are to be read in conjunction with the corresponding diagrams on each page.	- Site A and Primary Control Table - Site B apply to the site.	the primary control tables for Sites A and B respectively. Reference to the diagrams have been removed as these are indicative only and do not establish new or additional site controls.
Primary Control Table – Site A	Building Height Maximum Podium Height: 30m AHD. Maximum Building Height: 80m AHD or 14 Storeys	Maximum Podium Height: 3 Storeys Maximum Building Height: 14 Storeys <i>This detail should also be reflected in the corresponding diagram.</i>	The overall building height provision should clearly articulate the requirements for future development. This should be in storeys only to reflect the requirements similar to Table 2.1 of the R-Codes Volume 2.
	Building Depth Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to Clauses 4.1 Solar and Daylight Access and 4.2 Natural Ventilation of the Residential Design Codes Volume 2.	Remove from LDP.	This control is covered by R-Codes Vol.2 Clause 2.6 – Acceptable Outcome.
Primary Control Table – Site B	Building Height Maximum Building Height: 46m AHD or 6 Storeys The maximum height includes all building plant and equipment, lift	Maximum Building Height: 6 Storeys <i>This detail should also be reflected in the corresponding diagram.</i>	The overall building height provision should clearly articulate the requirements for future development. This should be in storeys only to reflect the requirements similar to Table 2.1 of the R-Codes Volume 2.

	and stair overruns and roof terrace.		
	Minimum Primary Street Setback (Eestern Setback)	Minimum Primary Street Setback (Eastern Setback)	Minor typo correction to the word 'Eestern'.
	<p>Building Depth</p> <p>Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to Clauses 4.1 Solar and Daylight Access and 4.2 Natural Ventilation of the Residential Design Codes Volume 2.</p>	Remove from LDP.	This control is covered by R-Codes Vol.2 Clause 2.6 – Acceptable Outcome.
Additional Comment	N/A	Insertion of City's execution block.	An execution block should be included on the LDP document for the appropriate signatory and dating to be applied upon approval of the document.
		Reformatting of Design Objectives	Design Objectives to be re-numbered/formatted following the above changes.

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
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	2 HOALPP – Urban Design – Lot Subdivision As per R-Codes plus: C1.5 In residential areas where dual coding applies, site areas under the higher coding may be applied subject to the following: i. Development of single and grouped dwellings which complies with a minimum frontage of 9 meters 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 metres.	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <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. Recommendation: <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 C2.1 Buildings, excluding carports, porches, balconies, verandahs, or equivalent, set back from the primary street boundary: i. <table><tr><th></th><th>R20</th><th>R25</th><th>R30</th><th>R40</th></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	5 HOALPP – Street Setbacks 5.1 <table><tr><th></th><th>R20/25</th><th>R20/30</th><th>R20/40</th><th>R20/60</th></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> 5.2 A porch, balcony, verandah, chimney or equivalent may (subject to the Building Code of Australia)			R20/25	R20/30	R20/40	R20/60	Primary Street	4m	4m	4m	2m	Secondary Street	2m	2m	2m	2m	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:		REQUIRE WAPC APPROVAL TO MODIFIY: NO <u>Notes:</u> <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.
						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																																			

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>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>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>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>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>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>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>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>	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>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>
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>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. 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>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>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>6 HOALPP – Side and Rear Setbacks – Side Setbacks</div> <div>R-codes apply, except: Multiple dwellings:<div><div>6.1 A minimum side lot boundary setback of:<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>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>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>																																										

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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												
<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 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>															

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<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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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>5.1.4 Open space</p> <p>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.</p> <p>Table B (extract)</p> <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.	<p>3.1 Site cover</p> <p>C3.1.1 Development on each site does not exceed the maximum site cover percentages of Table 3.1a.</p> <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> <p>Note: R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.</p>	R30	R40	R60	R80	60% (40% OS)	65% (35% OS)	70% (30% OS)	70% (30% OS)	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p>Notes:</p> <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. <p>Recommendation:</p> <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)																	
<p>5.1.5 Communal open space</p> <p>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:</p> <ol style="list-style-type: none">the aggregate of deducted area does not exceed the area of communal open space; andthe outdoor living area for any dwelling is not reduced in area.	No provisions.	<p>1.3 Communal open space</p> <p>Communal open space - multiple dwellings only</p> <p>C1.3.1 Communal open space is provided for multiple dwelling development in accordance with Table 1.3a and the following:</p> <ol style="list-style-type: none">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. <p>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.</p> <p>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.</p> <p>Table 1.3a (summarised)</p> <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	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p>Notes:</p> <ul style="list-style-type: none">No provisions existing.Part B and C provisions considered appropriate. <p>Recommendation:</p> <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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			<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																																		
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: <div><div>i.</div><div>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</div></div>	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.																																

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>ii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings.</div><div>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:<div><div>i. the width of the carport does not exceed 60 per cent of the frontage;</div><div>ii. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent; and</div><div>iii. the carport roof pitch, colours and materials are compatible with the dwelling. (Refer to Figure 8a)</div></div></div><div>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.</div><div>C1.4 Garages and carports set back 1.5m from a secondary street.</div></div> <td><div>with a manoeuvring space of at least six metres, located immediately in front of the parking and permanently available.</div><div>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.</div></td> <td><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><div>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.</div><div>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:<div><div>i. the carport is set back from the lot boundary in accordance with C3.4.3;</div><div>ii. ii. the carport width does not exceed the requirement of C3.6.6;</div><div>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</div><div>iv. iv. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent.</div></div></div><div>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</div></td> <td><div><div><div>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.</div><div>Part C garage setback requirements vary between 2m – 5m based on the applicable density code.</div><div>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.</div><div>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.</div></div><div>Recommendation:<div><div>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.</div></div></div></div></td>	<div>with a manoeuvring space of at least six metres, located immediately in front of the parking and permanently available.</div> <div>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.</div>	<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> <div>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.</div> <div>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:<div><div>i. the carport is set back from the lot boundary in accordance with C3.4.3;</div><div>ii. ii. the carport width does not exceed the requirement of C3.6.6;</div><div>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</div><div>iv. iv. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent.</div></div></div> <div>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</div>	R-Coding	Primary street setback	R30-R35	Minimum 5.0m ¹ (Refer Figure 3.3c)	R40 and above	In accordance with Table 3.3a	<div><div><div>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.</div><div>Part C garage setback requirements vary between 2m – 5m based on the applicable density code.</div><div>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.</div><div>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.</div></div><div>Recommendation:<div><div>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.</div></div></div></div>
R-Coding	Primary street setback								
R30-R35	Minimum 5.0m ¹ (Refer Figure 3.3c)								
R40 and above	In accordance with Table 3.3a								
<div>5.2.2 Garage width</div> <div>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.</div>	<div>7 HOALPP – Setback of Carports and Garages</div> <div>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.</div>	<div>3.6 Streetscape – addressing the street (C3.6.5 and C3.6.6)</div> <div>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.</div> <div>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).</div> <div>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.</div>	<div>REQUIRE WAPC APPROVAL TO MODIFY: NO</div> <div>Notes:<div><div>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.</div><div>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.</div></div><div>Recommendation:<div><div>Remove HOALPP provision, R-Code requirements to apply.</div></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
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>

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
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: i. 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 9a).		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: i. 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).	Notes: • No existing provisions. • Part B and C provisions are considered appropriate. Recommendation: • No change.
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.	No provisions	3.8 Retaining existing dwellings C3.8.1 Where a dwelling is retained as part of a development: 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: • No existing provisions. • Part B and Part C provisions considered appropriate. Recommendation: • No change.
5.3.1 Outdoor living areas C1.1 An outdoor living area to be provided: 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).	As per R-Codes plus: 15 HOALPP 15.1 Outdoor living areas may be located in the front setback area where their design enhances surveillance of the adjacent streetscape.	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: • 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. Recommendation: • Retain HOALPP provision.

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>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>	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																								
	30m²	30m²	24m²	20m²																								
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	161-190	30																										
	131-160	25	0m² (open to the sky)																									
	100-130	20																										
	<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>																											
<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> <ul style="list-style-type: none">i. a minimum area of 10m2 and minimum dimension of 3m (refer Figure 1.1b);ii. uncovered and open to the sky (excluding minor projections); andiii. an additional small tree provided in addition to the minimum tree requirements of Table 1.2a. <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	8m ²	2m	2 bedrooms	10m ²	2.4m	3 or more bedrooms	12m ²	2.4m	Ground floor dwelling	15m ²	3m	
Dwelling size	Minimum private open space area (per dwelling)	Minimum private open space dimension																
Studio / 1 bedroom	8m ²	2m																
2 bedrooms	10m ²	2.4m																
3 or more bedrooms	12m ²	2.4m																
Ground floor dwelling	15m ²	3m																
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"></td><td>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. Frontage to be rounded down to the nearest 10m. Tree requirements exclude ancillary dwellings. 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> <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> <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><th colspan="3">Visitor car parking</th></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																																											
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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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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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Part B and Part C			
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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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Part B and Part C																													
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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 fill¹ <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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1.5m	1.5m																												
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2m	2m																												
2.5m	2.5m																												
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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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>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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		<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

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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															
	Overshadowing of the front half of the site	Overshadowing of the rear half of the site														
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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 Notes: • No existing provisions. • Part B and Part C provisions considered appropriate. Recommendation: • No change.													

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<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			
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>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>	

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>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>	

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												
		<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	1.5m ¹	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	1.5m ¹	2.1m												
2 bedroom dwelling	4m²														
3+ bed bedroom dwelling	Single houses and grouped dwellings: 4m² Multiple dwellings: 5m²														

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>	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																	
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																					

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> <ul style="list-style-type: none">i. for single houses and grouped dwellings, no site is less than 100m²; andii. 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> <ul style="list-style-type: none">i. for single houses and grouped dwellings, no site is less than 100m²; andii. 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>		

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: <u>NO</u> 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																																																														
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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												
	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.														
<p>5.1.3 Lot boundary setbacks</p> <p>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:</p> <ul style="list-style-type: none">i. buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);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*:<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; and• has eaves, gutters and roofs set back at least 450mm from the lot boundary.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;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;v. minor projections such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a setback area; andvi. 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>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> <ul style="list-style-type: none">i. where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; orii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the	<p>Clause 5.1.3 – Lot Boundary Setbacks</p> <p>Clause 5.1.3 C3.2 of the R-Codes is replaced with the following:</p> <p>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:</p> <ul style="list-style-type: none">i. where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;ii. 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;iii. 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; oriv. where both the subject site and the affected adjoining site are created in a plan of subdivision.	<p>3.4 Lot boundary setbacks</p> <p>Lot Boundary Setbacks</p> <p>C3.4.1 Buildings are set back from lot boundaries in accordance with Table 3.4a. Refer Figure 3.4a, b and c.</p> <p>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.</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">Rounded to the nearest 0.1m</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> <ul style="list-style-type: none">i. the wall is to be set back 3m from the lot boundary for the remainder of its length; orii. contain a minimum 3m x 3m separation measured from the lot boundary (Refer Figure 3.4d). <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> <ul style="list-style-type: none">i. structures are less than 10m in length;ii. structures do not exceed an equivalent wall height of 3m (measured to the top of pillar and/ or post, refer Figure 3.4e);iii. structures do not exceed a ridge height of 4.2m; andiv. pillar and posts on the boundary are of a horizontal dimension of 450mm by 450mm or less. <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>	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		<p>REQUIRE WAPC APPROVAL TO MODIFY: YES Part C and Part B boundary wall provisions: NO</p> <p><u>Notes:</u></p> <ul style="list-style-type: none">• 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.• Allowing additional boundary walls facilitates improved liveability outcomes on site, allowing for consolidated internal and external living areas and landscaped areas.• 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.• Allowable boundary wall lengths remain the same between Part B and the RDLPP.• 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. <p><u>Recommendation:</u></p> <ul style="list-style-type: none">• 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.
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	RDLP	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>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>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>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>	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 <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. 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 <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 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>																									
<div>5.1.6 Building height</div> <div>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).</div> <div>Table 3:</div> <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> <div>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.</div>		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	<div>5.1.6 Building height</div> <div>Clause 5.1.6 C6 of the R-Codes is replaced with the following:</div> <div>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.</div>	<div>3.2 Building height</div> <div>C3.2.1 Building height complies with Table 3.2a</div> <div>Table 3.2a (summarised)</div> <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	<div>REQUIRE WAPC APPROVAL TO MODIFY:</div> <div>Part B: NO</div> <div>Part C: YES</div> <div>Notes:</div> <div><div>The R-Codes includes more contemporary provisions for aged care to address this provision.</div></div> <div>Recommendation:</div> <div><div>Remove RDLPP provisions, R-Code requirements to apply.</div></div>
Cat	Max wall height			Max building height																								
		Gable, skillion, concealed	Hipped and pitched																									
A	3.5m	5m	7m																									
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<div>5.2.1 Setback of garages and carports</div> <div>C1.1 Garages set back 4.5m from the primary street except that the setback may be reduced:</div> <div><div>i.</div><div>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</div></div> <div><div>ii.</div><div>to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings.</div></div> <div>C1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i). except that the</div>		<div>5.2.1 Setback of garages and carports</div> <div>Clause 5.2.1 C1.1 of the R-Codes is replaced with the following:</div> <div>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.</div>	<div>3.3 Street setbacks – setback of garages and carports</div> <div>Setback of garages and carports</div> <div>C3.3.4 Garages are set back from the primary street boundary in accordance with Table 3.3b.</div> <div>Table 3.3b:</div>	<div>REQUIRE WAPC APPROVAL TO MODIFY: NO</div> <div>Notes:</div> <div><div>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.</div></div> <div>Recommendation:</div> <div><div>Remove RDLPP provisions, R-Code requirements to apply.</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>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)								
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>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											
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								
5.2.6 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																	
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																			
		<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																					
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>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	8m ²	2m	2 bedrooms	10m ²	2.4m	3 or more bedrooms	12m ²	2.4m	Ground floor dwelling	15m ²	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.			
Dwelling size	Minimum private open space area (per dwelling)	Minimum private open space dimension																			
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Ground floor dwelling	15m ²	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.																					
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 <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 – 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																																										
<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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<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.																																										

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<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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<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															
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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). 	

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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><i>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.</i></p> <p><i>The relevant provisions of 3.9 Solar access for adjoining sites and 3.10 Visual privacy apply.</i></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																												
2m	2m																												
2.5m	2.5m																												
3m	3m																												
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																												
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.		<p>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> <p>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.</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.																										
5.4.1 Visual privacy	No provisions	3.10 Visual privacy	REQUIRE WAPC APPROVAL TO MODIFY: YES																										

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>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 (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 potential overlooking on other floor levels of the adjoining</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	<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																													
Major openings to bedrooms and studies	4.5m	3m																													
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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																	
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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>	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%													
		R30 – R40	35%	17.5%													
R50 or higher	50%	25%															
<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>																	
<i>Dividing fences up to 2m in height do not contribute to overshadowing calculations.</i>																	
<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>																	
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.																	
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.																	
Table 3.9b																	

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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	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. the standards for small outbuildings (A. Small outbuilding); or</div><div>ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).</div></div> A. Small Building: <div><div>i. no more than one outbuilding per dwelling site;</div><div>ii. has no more than two boundary walls;</div><div>iii. does not exceed 10m2 in area</div><div>iv. does not exceed a wall height of 2.7m;</div><div>v. not located within the primary or secondary street setback area; and</div><div>vi. does not reduce open space and outdoor living area requirements in Table B.</div></div> B. Large and multiple outbuildings: <div><div>i. individually or collectively does not exceed 60m2 in area or 10 percent in aggregate of the site area, whichever is the lesser;</div><div>ii. set back in accordance with Table 2a;</div><div>iii. does not exceed a wall height of 2.4m;</div><div>iv. does not exceed a ridge height of 4.2m;</div><div>v. not located within the primary or secondary street setback area; and</div><div>vi. does not reduce the open space and outdoor living area requirements in Table B.</div></div> Notes: <div><div>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.</div><div>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</div></div>	No provisions	2.6 Outbuildings C2.6.1 Any outbuilding: <div><div>i. individually or collectively does not exceed 60m2 per site;</div><div>ii. is not located within the primary or secondary street setback area;</div><div>iii. does not exceed a wall height of 3m;</div><div>iv. does not exceed a ridge height of 4.2m;</div><div>v. is set back or built up to lot boundaries in accordance with C3.4.1, C3.4.4 or C3.4.5;</div><div>vi. does not exceed the maximum allowable site cover in accordance with C3.1.1;</div><div>vii. does not reduce the minimum primary garden area required in accordance with C1.1.1;</div><div>viii. does not reduce the minimum soft landscaping required in accordance with C1.2.1; and</div><div>ix. 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>• No existing provisions.</div><div>• Part B and Part C provisions considered appropriate.</div></div> Recommendation: <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												
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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	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 border="1"> <thead> <tr> <th colspan="2">Dwelling type</th><th>Ancillary dwelling type</th><th>Maximum ancillary dwellings</th><th>Maximum internal floor area</th></tr> </thead> <tbody> <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> </tbody> </table> <p>¹Rounded down to the nearest 10 dwellings</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	70m ²	Multiple dwellings	1-19 dwellings	Dual key dwelling only	1 per development	70m ²	20 or more dwellings	2 per development and 1 per additional 10 dwellings ¹	70m ²	
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	70m ²																		
Multiple dwellings	1-19 dwellings	Dual key dwelling only	1 per development	70m ²																		
	20 or more dwellings		2 per development and 1 per additional 10 dwellings ¹	70m ²																		
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: <ul style="list-style-type: none"> 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:	No provisions	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.		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 – 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. 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	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: <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.



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	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: <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	Where frontage is 8.5 m or less	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
	Where frontage is greater than 8.5m	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>R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.</p> <p>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.</p> <p>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).</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:				
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	Where frontage is 8.5 m or less	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
	Where frontage is greater than 8.5 m	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>				
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.				

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 or 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.

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. [This policy may be cited as the 'Residential Development Local Planning Policy'.](#)

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

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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.

Applications to vary deemed-to-comply elements of the R-Codes as modified in this policy will be assessed against the applicable design-principles of the R-Codes.

Where a provision of this policy is inconsistent with 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 this policy prevails.

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.

The purpose of this policy is to 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

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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 1.4~~

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

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Document Control			
<u>Responsible Business Unit/Officer</u>		<u>Previous Policy Title</u>	<u>Next Review Date</u>
		<i><u>Residential Development Local Planning Policy and Development in Housing Opportunity Areas Local Planning Policy</u></i>	<i><u>No more than 5 years from adoption</u></i>
<u>Version</u>	<u>Decision to adopt/amend</u>	<u>Brief summary</u>	
<u>1.</u>	<u>Date/Meeting/Item</u>	<u>Initial adoption</u>	
<u>WAPC Approval Required</u>	Yes. Modification to R-Codes, Part B clauses <u>5.3.1, 5.3.2, 5.4.2,</u> and Part C clauses <u>1.1, 1.2, 2.3.1, 3.2.1, 3.7.7</u>	<u>Date approved by the WAPC</u>	
<u>File reference</u>	<u>104919</u>		

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:

- 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. Walls, fences and other structures truncated or visually permeable above 0.75m (with solid pillars not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 350mm by 350mm) within 1.5m of where walls, fences, or other structures adjoin:~~
- i. ~~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 9a).~~

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 ~~Retaining walls, fill and excavation between the street boundary and the street setback, not more than 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 ~~replace C1.4 and~~ include the following additional 'deemed to comply' requirements as C1.5 ~~and C1.6~~:

C1.45	Garages and carports set back 4.5 m to the secondary street, <u>except that the setback may be reduced to 1.5m where there is no where an existing or planned footpath is located in the adjacent verge area.</u>
C1.56	Garages and carports abutting a right of way which acts as the primary street for the lot, set back 5 m from the <u>street-right of way</u> boundary.
Clause 5.2.5 Sightlines	
Clause 5.2.5, C5 is replaced with the following:	
C5	<u>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. Walls, fences and other structures truncated or visually permeable above 0.75m (with solid pillars not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 350mm by 350mm) within 1.5m of where walls, fences, or other structures adjoin:</u> <ul style="list-style-type: none"> i. <u>a driveway that intersects a street, right-of-way or communal street;</u> ii. <u>a right-of-way or communal street that intersects a public street; and</u> iii. <u>two streets that intersect. (refer Figure 9a).</u>

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 <u>include the following additional</u> replace - 'deemed-to-comply' requirement <u>C1.1(ii) as C1.3:</u>	
C1.31(ii)	<u>behind the street setback area, except that the Outdoor living areas may be located in the front setback area where street walls or fences are provided within the primary street setback area are visually permeable above 1.2 m from natural ground level.</u>
Clause 5.3.2 Landscaping	
Clause 5.3.2 is amended to include the following additional 'deemed-to-comply' requirement as C2.32(iii):	
C2.32(ii)	<u>Soft landscaping of the adjacent street verge(s), excepting crossovers, 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 or portion thereof (in addition to on-site trees required at (i)).</u> <i>Note: Each retained street tree replaces one required street tree.</i>
Clause 5.3.7 Site works	
Clause 5.3.7, C7.1 is replaced with the following:	
C7.1	<u>Retaining walls, fill and excavation between the street boundary and the street setback, not more than 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.</u>
5.4 Building design	
Clause 5.4.2 Solar access for adjoining sites	

Note: Changes to clause 5.4.2, C2.1 and C2.2 as per Clause 26(6) of Local Planning Scheme No. 3 not affected by this policy and included for completeness only:

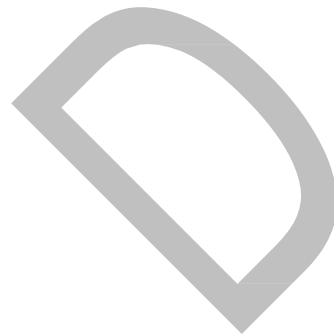
Clause 5.4.2, C2.1 and C2.2 are replaced with the following:

C2.1 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.*

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.

- iv. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.*
- v. 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:			
<p>C3.4.4 Boundary walls may be built in accordance with Table 3.4b provided the following:</p> <ol style="list-style-type: none"> boundary walls are located behind the street setback; overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker. 			
Table 3.4b Lot boundary Setbacks			
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 – R60 and above	Where frontage is 8.5m or less	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
	Where frontage is greater than 8.5m	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

R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC.
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.
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**).

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 ~~Retaining walls, fill and excavation between the street boundary and the street setback, not more than~~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 universal access 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~~Walls, fences and other structures truncated or visually permeable above 0.75m (with solid pillars not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 350mm by 350mm) within 1.5m of where walls, fences, or other structures adjoin:
- i. 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).;

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~~replace 'deemed-to-comply' requirement ~~as~~ C1.1.15:

- C1.1.15 For single houses and grouped dwellings, a single consolidated primary garden area provided in accordance with Table 1.1a and located behind the primary street setback, except that the primary garden area may be located in the front setback area where ~~any~~ street walls or fences are provided 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:

Verge landscaping

- C1.2.9 ~~Development to provide soft landscaping of the adjacent street~~ The verge(s), ~~excepting crossovers, 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 or portion thereof (in addition to on-site trees required at C1.2.4 and C1.2.5).

Note: Each retained street tree replaces one required street tree.

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: <u>i- the minimum Ssetback is increased to 4.5 m from the street boundary where an existing or planned footpath is located in the verge area immediately adjacent.</u>	Garages and carports setback in accordance with Table 3.3a of the Residential Design Codes Volume 1, except: <u>i- the minimum Ssetback is increased to 5 m from the street-right of way boundary where abutting a right of way which acts as the primary street for the lot.</u>	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:

C3.4.4

Boundary walls may be built in accordance with ~~the following~~ Table 3.4b provided:

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.

Table 3.4b

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 and above	<u>Where frontage is 8.5m or less</u>	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
	<u>Where frontage is greater than 8.5m</u>	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

R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC.

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.

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**).

Clause 3.5 Site works and retaining walls

Clause 3.5, C3.5.1 is replaced with the following:

C3.5.1

Retaining walls, fill and excavation between the street boundary and the street setback, not more than~~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	
Clause 3.7 Access	
Sightlines	
Clause 3.7, C3.7.7 is replaced with the following:	
C3.7.7	<p><u>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. Walls, fences and other structures truncated or visually permeable above 0.75m (with solid pillars not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 350mm by 350mm) within 1.5m of where walls, fences, or other structures adjoin:</u></p> <ul style="list-style-type: none"> <u>i. a driveway that intersects a street, right-of-way or communal street;</u> <u>ii. a right-of-way or communal street that intersects a public street; and</u> <u>iii. two streets that intersect. (refer Figure 3.7e).</u>
Clause 3.9 Solar access for adjoining sites	
<u>Note: Changes to clause 3.9 As per Clause-clause 26(6) of Local Planning Scheme No 3 not affected by this policy and included for completeness only.:</u>	
Clause 3.9, C3.9.1 – C3.9.3 is replaced with the following:	
C3.9.1	<p><i>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></p> <ul style="list-style-type: none"> <i>i. On adjoining sites coded R60 or greater – 40% of the site area.</i> <i>ii. On adjoining sites coded R30 to R40 inclusive – 35% of the site area.</i> <i>iii. On adjoining sites coded R25 and lower – 25% of the site area.</i> <i>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.</i> <i>v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.</i> <i>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.</i>

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	
<p><u>Note: Changes to clause 1.1 C1.1.9 and C1.1.10-A as per Clause-clause 26(5) and Cclause 26(7) of Local Planning Scheme No 3 <u>not affected by this policy and included for completeness only:</u></u></p> <p>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:</p> <p>C1.1.9: In residential areas where dual coding applies, site areas under the higher coding may be applied subject to the following:</p> <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. <p>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:</p> <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. 	

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
1.	<p>Support</p> <p>The changes you have made, make it easier for an architectural designer like myself, to navigate the new medium density guidelines. I would only ask that in your policies section on your website you have a document called 'City of Joondalup's departures from Medium Density design Guidelines.' In that document you should include all the modifications the City makes to the MD guidelines so it is clear and simple to identify. Similar to how you have done the comparison table but delete all clauses that defer to the new R-Codes. I think this would lead to more faster planning applications.</p>	<p>Noted</p> <p>The new Residential Development Local Planning Policy includes the clauses of Part C which are modified by policy provisions.</p> <p>Consideration can be given to how this information on the City's website can be improved.</p>
2.	<p>Oppose</p> <p>I don't believe a continuation of the Housing opportunity LPP and dual zoning in City of Joondalup is required at all and should be removed.</p> <p>Given that the new R-codes addresses that vast majority of reason for the original Housing Opportunity LPP existing and solves these issues significantly better than the LPP, I believe it should simply be abolished and requirements left as per the new R-codes.</p> <p>I believe dual zoning is a cop-out and council need to take a stance on their plan for the future of Joondalup council and zone housing accordingly. Dual zoning and the policies that goes along with it simply means housing is built for years with compromised design and density that will plague city of Joondalup for the next 20-50 years. This is especially relevant in the current housing crisis.</p> <p>While the new LPP is a significant improvement over the previous, which was almost universally hated by owners, planners and designers, it still seems to be making alterations to the R-codes for the sake of it and providing</p>	<p>The new Residential Development Local Planning Policy applies development provisions to residential development in the City of Joondalup and does not in itself apply the dual code zoning to the City's Housing Opportunity Areas, with the dual density coding being applied through Local Planning Scheme No. 3.</p> <p>The provisions of the draft new Residential Development Local Planning Policy are designed to ensure that development outcomes are reflective of the current and future desired development characteristics in the City of Joondalup. It is not considered that R-Code provisions alone would be suitable to deliver housing which is sensitive to the local development context in terms of car parking and building height, for example.</p> <p>The City is currently undertaking a review of its Local Planning Strategy which can consider the appropriateness of dual density codings applied to lots in Housing Opportunity Areas as part of that broader review.</p>

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	minimal benefit that could not be provided through justification as lot requirements demand.	
3.	<p>Neutral</p> <p>After reading this proposal, I recognise that some provisions have been added to address the loss of tree canopy in these new developments. What is missing is that there seems to be no mention of requirements of developers to include enough green areas within or adjacent to the housing estate. By this I mean untouched bush corridors and conservation areas that can also be utilized by the residents as well as wildlife. Kingsley has a good example of this as it has Shepherds Bush which is a designated 'Bush Forever' site. Our policy needs to include these requirements for all new developments, especially now as block sizes are shrinking. This should be an urgent priority for the City of Joondalup ensuring the City is liveable for everyone.</p>	<p>Noted.</p> <p>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 provision of open space for greenfield developments is outside of the scope of this review.</p>
4.	<p>Support</p> <p>The proposed changes to the HOA LPP and Residential Development LPP represent a good planning outcome, to align with current R Codes requirements and the intention of current planning expectations. The newly proposed policy will provide a clearer pathway for planning compliance in terms of home designs and likely reduce the need for planning applications or reduce application time frames.</p>	<p>Noted.</p>
5.	<p>Neutral</p> <p>R-Codes Part B, 5.1.3 Lot Boundary Setbacks C3.2 (ii) allows for boundary walls up to two side boundaries for areas coded R20 and R25, however did does not appear to have been referenced in the comparison table, nor any reasoning why the City is proposing to exclude this from the policy.</p>	<p>R-Codes Part B, 5.1.3 Lot boundary setbacks are referenced in the RDLPP comparison table and in the report to note that all RDLPP provisions are proposed to be removed and the R-Codes prevail, with the exception of boundary wall height provisions being restricted to 3.5m for developments under Part C. As such boundary walls are proposed to be able to be built up to two side lot boundaries in areas where Part B applies.</p>

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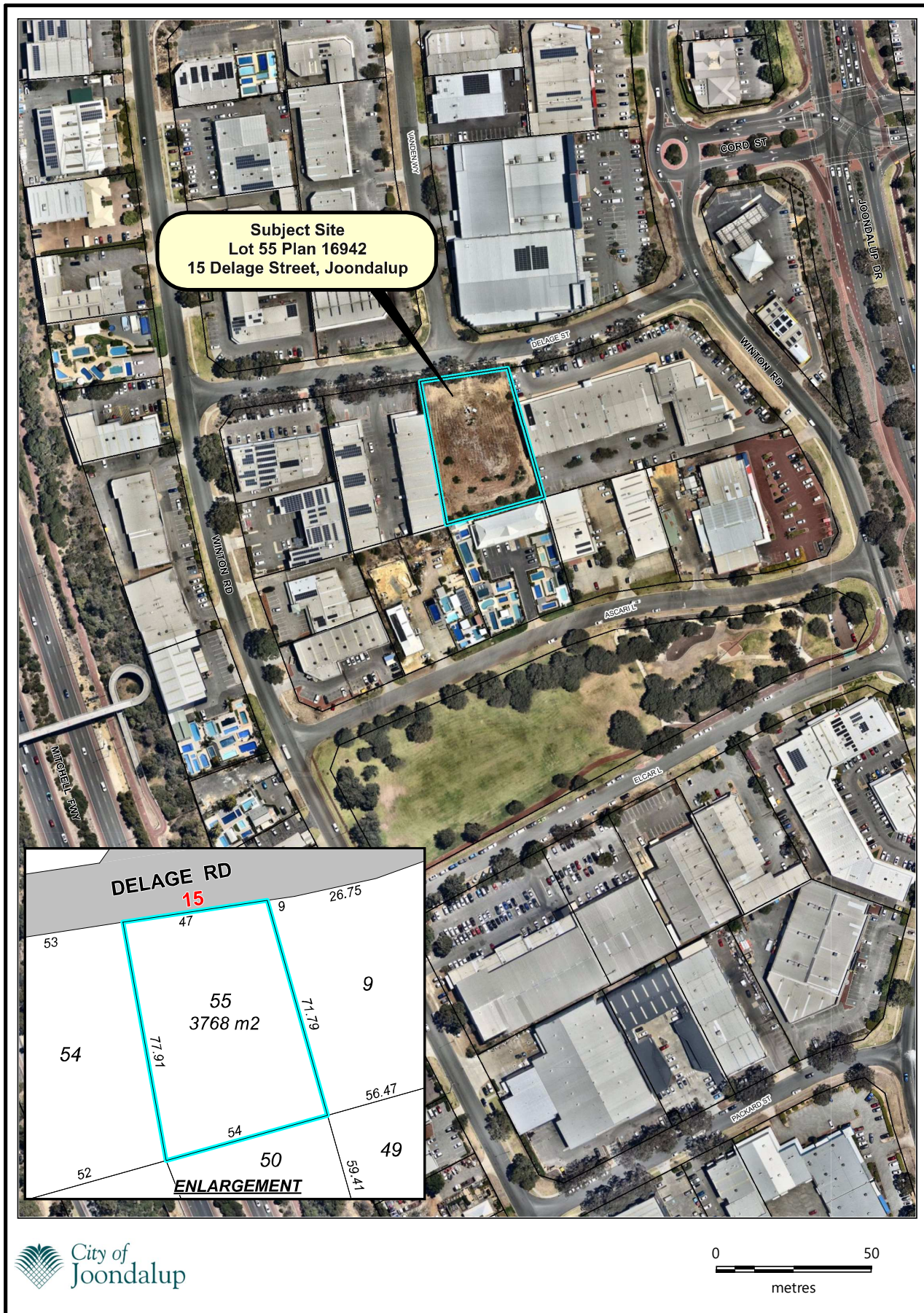
	<p>It is also unclear whether the proposed policy will be enforcing elements relative to Part C to all development in the City or if it will be defined as per the R-Codes, i.e. Single dwelling on R20 will still have Part B applicable? I have assumed that "Medium density development types" references any development where Part C is applicable, however wanted to clarify.</p>	<p>Clause 2 of the new Residential Development Local Planning policy specifies the application of replacement deemed to comply provisions for Parts B and C.</p>
6.	<p>Neutral</p> <p>1. Discretion v judgement</p> <p>As recommended by the R-Codes Volume 1 practice notes please include in the new local planning policy ... <i>"clarification/guidance for the R-Codes Vol. 1 'design principles' by clearly outlining the parameters where discretion would be favourably exercised by the decision-maker."</i></p> <p>Reason: Such a clarification/guidance would help better decision-making and reduce pressure on the decision maker which could be applied from vested interests which will want to exploit the current contradictions and vagueness.</p> <p>Back-up points: CoJ's Provisions Summary Table described on the COJ website as Summary Comparison Table. 4th paragraph under the heading Approval pathway under the R-Codes refers to "... some judgement (referred to as 'discretion') ..." The R-Codes Vol 1 do not mention discretion, only judgement. Yet the Explanatory Guidelines, which are supplementary to, but to be read in conjunction with, the R-Codes Volume 1, refers to discretion in many cases. Discretion and judgement are different in meaning – check (full) dictionaries – and individual decision makers can</p>	<p>1. Discretion v judgement Clause 67(2) of the deemed provisions requires a decision-maker to have due regard to several factors when exercising discretion on planning applications. These include the following:</p> <ul style="list-style-type: none"> • Planning framework that applies to the proposed development; • Surrounding land use and development context; • Social, environmental and economic components; • Suitability of the land for development; • Site servicing requirements; and • Likely impacts of the proposed development on the community. <p>Given the high degree of variation in the above factors between development sites, providing broad clarification/guidance as to how discretion might be applied without considering individual site context would be difficult and may be limiting in the City's ability to effectively exercise discretion. Therefore, this inclusion is not supported.</p> <p>2. Delete proposed C3.5.1 C3.5.1 is a longstanding provision that is proposed to be retained from the current RDLPP. It is considered to provide improved flexibility in the provision of site works and retaining on lots in the City of Joondalup. This is reflective of the unique undulating topography in the City of Joondalup and therefore is considered to respond to the local context appropriately.</p>

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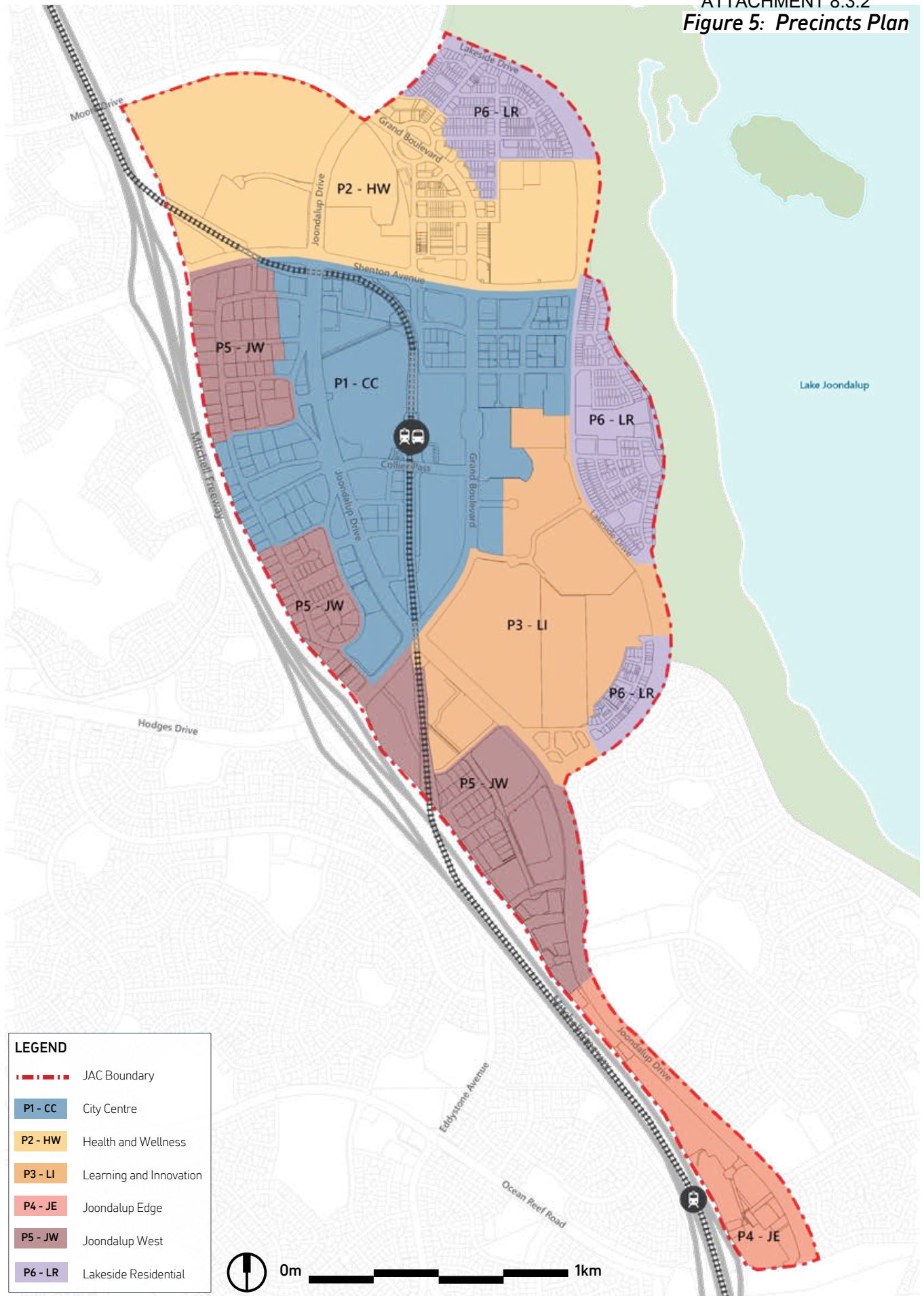
<p>have different interpretations, particularly of discretion. This situation leaves the decision maker open to influence by vested interests. A good example exploitation of the application of discretion was the approval of a 43 and 37 storey twin apartment blocks in Scarborough on a site that was zoned in the (then) MRA's Master Plan for max 18 storeys including bonus storeys. The public was told that the decision was based on discretion being applied and nobody could do anything to reverse it. In that sort of case, discretion renders a plan or policy useless. There are many examples breaches of the R-Codes in buildings in my neighbourhood that should not have been approved. The interpretation of discretion needs tightening.</p> <p><u>Extract from Practice Notes</u> 2.5 <i>Exercise of judgement</i> <i>How do decisionmakers exercise judgement to determine if approval should be granted to a proposal which does not meet R-Codes Vol.1 'deemed-to-comply' standards?</i> <i>'Exercise of judgement' is linked to 'discretion'. Judgement and discretion are exercised by the decisionmaker on individual (case-by-case) merit – applying a combination of relevant facts, circumstances and applicable laws and policies to guide decision-making.</i> <i>Guidance on how judgement or discretion is to be exercised is outlined in the R-Codes Vol. 1, the R- Codes Explanatory Guidelines, local planning schemes, local planning policies and should be applied in conjunction with broad planning and administrative law principles. Schedule 2, clause 67 of the Regulations sets out the matters to be considered in determining a development application. Local planning policies can also provide clarification/guidance for the R-Codes Vol. 1 'design</i></p>	
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	<p><i>principles' by clearly outlining the parameters where discretion would be favourably exercised by the decision-maker.</i></p> <p><i>The Development Assessment Panel Practice Notes: Making Good Planning Decisions guidelines on making good planning decisions are available to assist Development Assessment Panels and are recommended for use by other decision-makers to help in the assessment and determination of development applications.</i></p> <p>2. C7.1 Delete the proposed change – Leave as R-Codes C7.1</p> <p>And Application Delete proposed 3.5.1 – Leave as R-Codes (in all proposed instances)</p> <p>Thank you for the opportunity to submit my comments/views and for your time in considering them.</p>	
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ATTACHMENT 8.3.2
Figure 5: Precincts Plan





LOT 55 (NO. 15) DELAGE STREET, JOONDALUP

AMENDMENT TO CITY OF JOONDALUP LOCAL PLANNING SCHEME NO. 3

DECEMBER 2024 | PROJECT NO 1458



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FIGURES

Figure 1 – Local Context of Subject Site

Figure 2 – Regional Context of Subject Site

Figure 3 – Aerial Context of the City Centre Precinct

Figures 4-8 – Examples of existing development in the City Centre Precinct

Figure 9 – Edward Street example development

Figure 10 – Roberts Street example development

Figure 11 – ACP precinct boundaries



1.0 INTRODUCTION

Dynamic Planning (DP) act on behalf of the registered proprietor of Lot 55 (No. 15) Delage Street, Joondalup (herein referred to as the 'subject site'). DP has prepared this report in order to seek support from the City of Joondalup to initiate an amendment to its Local Planning Scheme No. 3 (LPS3) to allow approval of a 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses at the subject site. This will be done by amending Table 4 in LPS3 to add the additional uses applicable to the subject site. The amendment will enable a development outcome consistent with other properties in the City Centre Precinct of the Joondalup Activity Centre Structure Plan, west of Joondalup Drive.

This report will address, in detail, various issues pertinent to the proposal, these being:

- The relevant site context.
- An overview of the proposed amendment.
- Relevant justification in support of the proposed amendment.

The proposed LPS amendment is considered to be 'standard' as defined under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* since the amendment:

- a) Is not a complex or basic amendment.*



2.0 BACKGROUND AND SITE DESCRIPTION

2.1 Legal Description and Land Ownership

The subject site is described as Lot 55 (No.15) Delage Street, Joondalup and covers an area of 3,769sqm.

The registered proprietor of the subject site is Apache Investments Australia Pty Ltd.

A copy of the Certificate of Title pertaining to the subject site is contained within **Attachment 1**.

2.2 Land Description

The subject site is located within the suburb of Joondalup, within the Joondalup City Centre area and as such is subject to the Joondalup Activity Centre Plan (ACP). The site is situated on Delage Street within the 'City Centre' precinct of the ACP and abuts existing multi-unit light industrial / service commercial development. The broader area and surrounding streetscapes are characterised by similar development outcomes which is illustrated in the below figures.

The site is also the only vacant property west of Joondalup Drive in the City Centre precinct of the ACP and given the construction dates of surrounding properties, there is viability for them to continue their existing use and function, suggesting redevelopment on a large scale in this area is unlikely to occur.

Figures 1 and 2 below illustrates the subject site within its local and regional context, respectively.

Figure 3 provides an aerial context of where the subject site is located within the broader City Centre precinct of the ACP.

Figures 4-8 are examples of existing development in the City Centre precinct on the western side of Joondalup Drive.

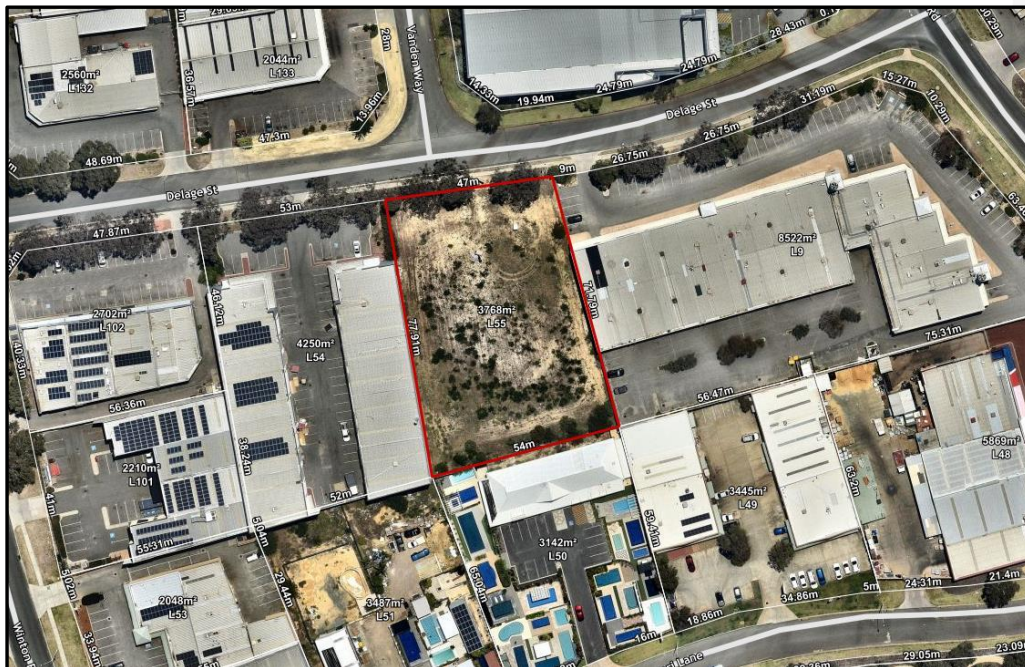


Figure 1 – Local Context

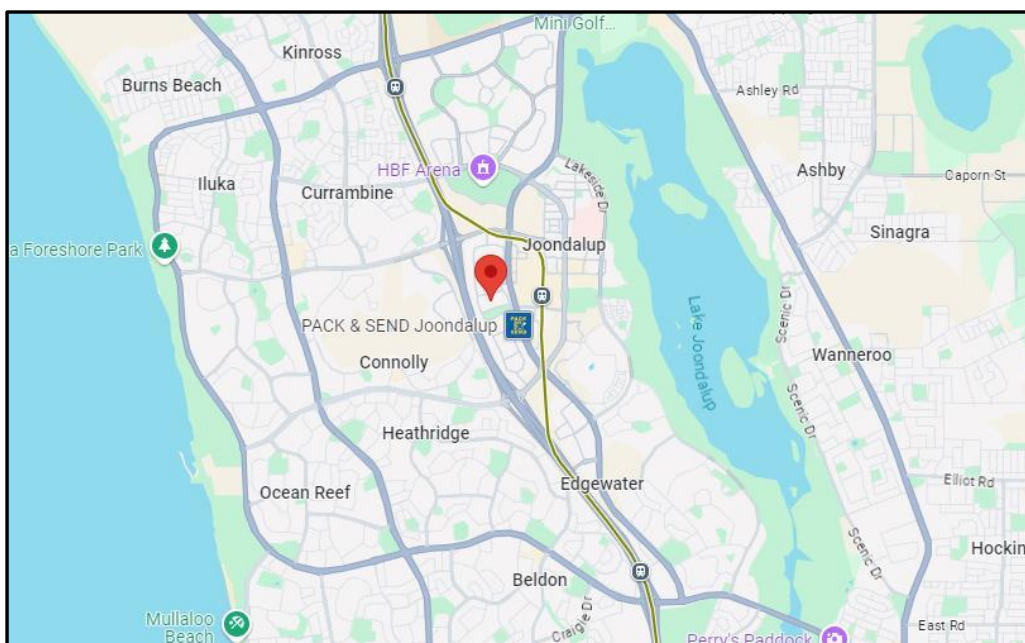


Figure 2 – Regional Context

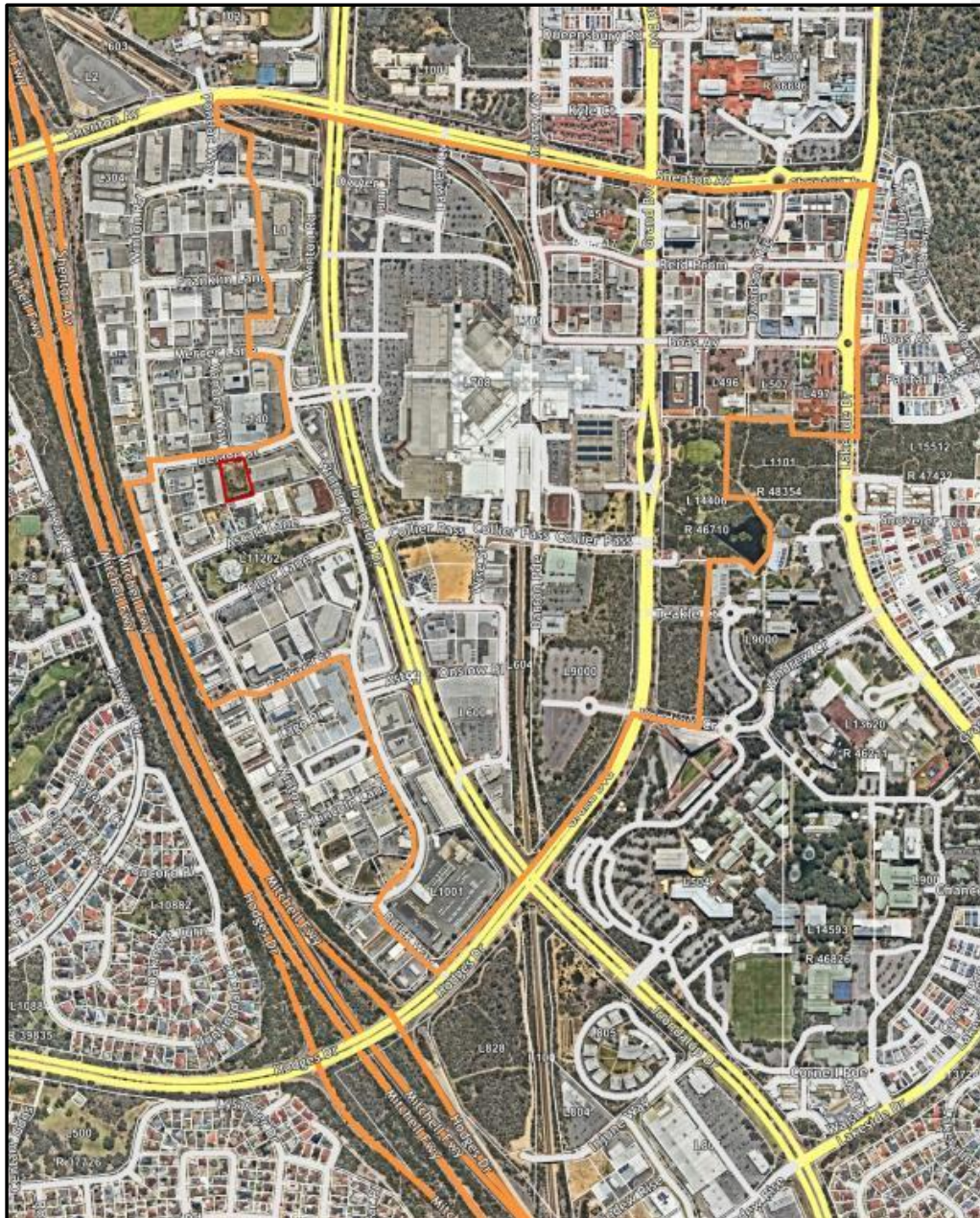


Figure 3 – Aerial Context of the City Centre Precinct



Figure 4 – 2 Delage Street, Joondalup



Figure 5 – 21 Delage Street, Joondalup



Figure 6- 71 Winton Road, Joondalup



Figure 7 – 53 Winton Road, Joondalup



Figure 8 – 7 Packard Street, Joondalup



3.0 PLANNING FRAMEWORK

3.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS). The additional 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses and eventual development in accordance with what is proposed through this amendment is considered to be entirely consistent with the applicable MRS zoning.

3.2 City of Joondalup Local Planning Scheme No. 3 (LPS3)

Under the provisions of the City of Joondalup Local Planning Scheme No. 3 (LPS3), the subject site is currently zoned 'Centre'. In accordance with the 'Centre' zoning the City have adopted the Joondalup ACP to guide subdivision and development within the ACP area. This is discussed in more detail below.

In accordance with LPS3, land use permissibility at the subject site is determined with regard to Table 3b and specifically the 'City Centre' precinct. At present the 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses are prohibited.

The proposed amendment is not seeking to modify the zoning of the subject site, rather it is seeking to add 'Warehouse/Storage' and 'Showroom' as additional uses to Table 4 in LPS3. The 'Warehouse/Storage' and 'Showroom' land uses are defined by LPS3 as:

Warehouse/Storage

'means premises including indoor or outdoor facilities used for:

- a) The storage of goods, equipment, plant or materials; or*
- b) The display or sale by wholesale of goods.*

Bulky Goods Showroom

'means premises:

- a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes:*
 - i. automotive parts and accessories;*
 - ii. camping, outdoor and recreation goods;*
 - iii. electric light fittings;*
 - iv. animal supplies including equestrian and pet goods;*
 - v. floor and window coverings;*
 - vi. furniture, bedding, furnishings, fabrics, manchester and homewares;*
 - vii. household appliances, electrical goods and home entertainment goods;*
 - viii. party supplies;*
 - ix. office equipment and supplies;*
 - x. babies' and children's goods, including play equipment and accessories;*

- As the primary controls applicable to subdivision and development at the subject site are deferred to the ACP, the proposed amendment to add additional uses at the subject site is considered to be consistent with the provisions of LPS3.

The subject site is located within the 'City Centre' precinct of the Joondalup ACP which has the below objectives:

- Many of the objectives for the 'City Centre' are not relevant to development at the subject site as:

- The site doesn't front or abut Joondalup Drive, Grand Boulevard or Shenton Avenue.
- The site is not in proximity to the Collier Pass city square, the Lakeside Shopping Centre or the Central Walk and Boas Avenue.
- Many of the objectives relate to the upgrade of public infrastructure as opposed to specific development outcomes that might eventuate.



Of most relevance is the encouragement of mixed use development and employment intensive land uses. In our view this is most applicable to development on the western side of Joondalup Drive. Despite this, the proposed scheme amendment and development will result, will increase the employment population in the area on a site that has remained vacant since it was created, thereby meeting the objective to encourage employment intensive land uses.

The ACP also includes a range of requirements that development within the City Centre Precinct will be assessed against. The critical development requirements that defined the allowed building envelope have been summarised in the below table. An assessment of the potential development outcome against these, and also the less built form defining development requirements has been provided in section 6 of this report.

Development Requirements	
Building Heights	<u>Minimum:</u> 13.5m* <u>Maximum:</u> 45m
Setbacks	<u>Street:</u> Nil required to 75% of the building frontage <u>Side and Rear:</u> Nil
Parking	<u>Non residential development:</u> 1 bay per 75sqm NLA
*Proposed to be varied as part of the scheme amendment.	

With the exception of the minimum building height requirement, which is proposed to be varied through the conditions associated with the proposed additional uses, a typical 'Warehouse/Storage' and 'Bulky Goods Showroom' development will be able to meet the relevant development requirements applicable under the ACP.

Examples of similar or likely development outcomes that might result has been provided below and it is evident through these developments that an active and attractive streetscape outcome can be achieved through a 'Warehouse/Storage' development outcome as traditionally these development included incidental office components which can assist in activating the streetscape.



Figure 9 – Edward Street, Osborne Park Warehouse Development
[20210204 – Agenda – No 61 – City of Stirling](#)



Figure 10 – Roberts Street, Osborne Park Warehouse Development
[20210824 – Agenda – No.100 – City of Stirling](#)



4.0 PROPOSED AMENDMENT

The proposed scheme amendment seeks approval to amend the City of Joondalup Local Planning Scheme No. 2 by:

1. Amending the scheme map by adding an additional use designation over the subject site, as illustrated in the scheme amendment map in Attachment 2.
2. Amending Table 4 of LPS3 to add an Additional Use 19 designation in accordance with the below.

No	Description of Land	Additional Use	Conditions
19	Lot 55 (No. 15) Delage Street, Joondalup	Warehouse/Storage Bulky Goods Showroom	Development of the Warehouse/Storage land use will not be subject to minimum building height requirements.

The intent of the scheme amendment is to allow development at the site that is consistent with the market demand and existing uses, built form and amenity in the area.

In accordance with Part 5, Division 1, Clause 34 of the Planning and Development (Local Planning Schemes) Regulations 2015, the proposed LPS amendment is considered to be 'standard' as defined under the provisions since the amendment:

- a) Is consistent with the objectives identified in the Scheme for the 'Centre' zone;
- b) Is consistent with the 'Urban' zoning as per the Metropolitan Region Scheme;
- c) Is consistent with the ACP that has been approved for the land to which the amendment relates;
- d) Would have minimal impact on land in the scheme area that is not the subject of the amendment;
- e) Does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- f) Is not considered a complex or basic amendment.



5.0 OTHER CONSIDERATIONS

5.1 Acoustic

As the proposed scheme amendment is not proposing a particular development or land use, we are unable to assess compliance with the *Environmental Protection (Noise) Regulations*. Any noise associated from a development or land use will be assessed as part of a development application that will follow the scheme amendment. However, as the proposed land use is not considered to be a sensitive land use the impact of inbound transport noise will not be a relevant consideration. Further, as no sensitive land uses are located in proximity to the site, the impact of outbound noise is also not considered to be a relevant consideration.

5.2 Traffic

Traffic analysis in the form of a Traffic Impact Statement or Assessment is not required as part of the scheme amendment as:

- There will be no changes to the existing access points.
- There is no land use or development proposed and as such there is no increase in trips that will occur from the site as a result of the scheme amendment.
- Traffic impact will be considered in greater detail as part of a development application.
- The existing road network is accommodating traffic that is also likely to frequent the proposed land use.

5.3 Servicing

The subject site has existing access to water, sewer and power. These services support the existing development at the site which is not proposed to change as a result of the proposed amendment. In this regard the existing provision of services is appropriate to support the proposed scheme amendment.

5.4 Heritage

The subject site is not identified as having any heritage value and as such this is not a relevant planning consideration in the assessment of the proposed amendment.

5.5 Bushfire

The subject site is not identified as being bushfire prone and as such there is no requirement for a Bushfire Management Plan to be provided as part of the proposed Scheme Amendment.

6.0 JUSTIFICATION

The proposed amendment to the City of Joondalup Local Planning Scheme No. 3, as described above, is considered to be entirely appropriate for approval as:

1. Allowing the development of a 'Warehouse/Storage' and/or 'Bulky Goods Showroom' land use at the site will result in business operations that are entirely consistent with surrounding development. Of particular relevance is the portion of the 'City Centre' precinct west of Joondalup Drive as this already consists of smaller warehouse/industrial units, bulky goods showroom businesses and other light industrial or service commercial type businesses (this is highlighted in Figures 4-8 above). Joondalup Drive (and to some extent Collier Pass) presently provides a very clear delineation between the light industrial / service commercial type development and the more retail or mixed use development envisaged by the City Centre precinct in the ACP.

Due to the age and quality of existing built form in the City Centre precinct west of Joondalup Drive, it is evident that the nature and type of businesses occupying these buildings are unlikely to change in the short to medium term and in this regard a 'Warehouse/Storage' and/or 'Bulky Goods Showroom' development would remain consistent with the surrounding area for many years.

2. Related to the above – it is possible for the 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses and development to be approved in the 'Joondalup West' precinct which exists on the opposite side of Delage Street. With this in mind, new development, north of Delage Street could be entirely consistent with what is being proposed through this scheme amendment.

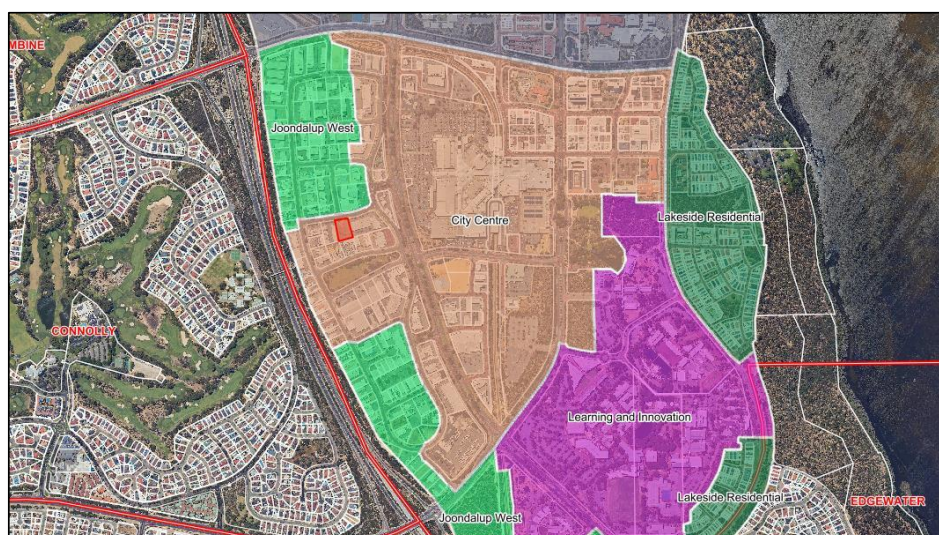


Figure 11 – ACP Precinct Boundaries



3. The site is the only vacant property within the City Centre precinct west of Joondalup Drive. In this regard, enabling approval for a 'Warehouse/Storage' and/or 'Bulky Goods Showroom' land use at the subject site will not establish a precedence or enable a range of development outcomes that could vary or move away from the intent of ACP.
4. Facilitating approval of the 'Warehouse/Storage' and/or 'Bulky Goods Showroom' land uses will not result in a built form outcome at the site that is vastly different to what is envisaged by the ACP. It is acknowledged that the minimum building height required by the ACP will require variation through the conditions associated with the additional use, but the remaining provisions are able to be appropriately addressed as part of a 'Warehouse/Storage' and/or 'Bulky Goods Showroom' development at the subject site. Evidence to this effect is provided in the below table which notes the relevant requirements and how a 'Warehouse/Storage' or 'Bulky Goods Showroom' development might address them.

Requirement	Compliance
Building Height <ul style="list-style-type: none"> Min 13.5m (being removed as part of the scheme amendment). Max 45m. 	Any warehouse/storage or bulky goods showroom development at the site is likely to replicate two storey built form as warehouse and showrooms typically require additional clearance and accommodate one or two storeys of office to support the business operations.
End of Trip Facilities	End of trip facilities in accordance with the ratios specified in the ACP can be easily provided within warehouse units or a showroom development.
Service Areas	Loading and service areas are critical to the function of warehouse/storage and showroom developments, however, these can be located to the rear of particular units. Evidence to this effect is noted in the two reference developments in Osborne Park.
Setbacks <ul style="list-style-type: none"> Street frontage – Nil Side and rear - Nil 	<ul style="list-style-type: none"> A nil street frontage and a more active office/showroom uses can be provided fronting the street (as noted in the Osborne Park developments) with parking to the rear. A nil side and rear setback is typical for warehouse/storage developments.
Semi Active Frontage	As illustrated in the Osborne Park development example – the more active office land uses can be abutting the street which can exhibit a high amount of glazing together with pedestrian awnings over the streetscape.
Adaptable Buildings	The floor heights or clearances are typically larger as part of warehouse/storage and showroom developments suggesting there is a level of adaptability into the future for other uses that can be considered in the City Centre precinct.
Landscaping	As there is a nil setback requirement, landscaping isn't considered to be required.
Parking	The non-residential parking rate of 1 bay per 75sqm is not dissimilar to standard warehouse parking rates which usually



	range from 1 bay per 50sqm to 1 bay per 100sqm. Whilst slightly less than typically required for a showroom development, other uses similar to this have existed in adjoining precincts with the same parking requirements.
--	---

5. The subject site has remained vacant since the lot was created, this is despite a number of sales and leasing campaigns and the property changing hands in recent years (since the adoption of the ACP). Throughout this process it has become very apparent that the market demands for the site are not being facilitated by the planning framework. These observations are reflected in a letter from WA Commercial Real Estate (Attachment 3) who have been the sales and leasing agent for the property since November of 2023, with prior agents having similar issue.

We consider the proposed amendment appropriate for initiation and approval with the land use being consistent with what already exists in the area and a built form outcome likely to comply with the various development requirements applicable to the City Centre precinct in the ACP.



7.0 CONCLUSION

In light of the above, the proposed scheme amendment is considered appropriate and justified given the comprehensive assessment above demonstrating the suitability against the prevailing context of the area.

The proposed additional use will enable development at an underutilised site that remains the only vacant property within the City Centre precinct in the ACP, west of Joondalup Drive. Allowing a 'Warehouse/Storage' and/or 'Bulky Goods Showroom' development at the site will also not compromise or prejudice the intent of the ACP with a development of this nature being:

- Consistent with other built form and land uses in the immediate vicinity.
- Capable of approval under the existing framework on the northern side of Delage Street.
- Capable of compliance with nearly all development requirements applicable under the ACP.

As a result, we are of the view that the proposed amendment to the *City of Joondalup Local Planning Scheme* warrants favourable consideration and subsequent approval by the City and the Western Australian Planning Commission.



ATTACHMENT 1 – Certificate of Title



TITLE NUMBER	
Volume	Folio
1842	751

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 55 ON PLAN 16942

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

APACHE INVESTMENTS AUSTRALIA PTY LTD OF PO BOX 125 SOUTH PERTH WA 6151
(T P082250) REGISTERED 21/3/2022

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. E257785 RESTRICTIVE COVENANT BURDEN REGISTERED 15/12/1989.
2. P128835 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 29/4/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1842-751 (55/P16942)
PREVIOUS TITLE: 1702-420
PROPERTY STREET ADDRESS: 15 DELAGE ST, JOONDALUP.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF

CT 1842 0751 F



1842 751

Application E130166
Volume 1702 Folio 420

WESTERN



AUSTRALIA

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 20th June, 1989

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 3324 and being Lot 55 on Plan 16942, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

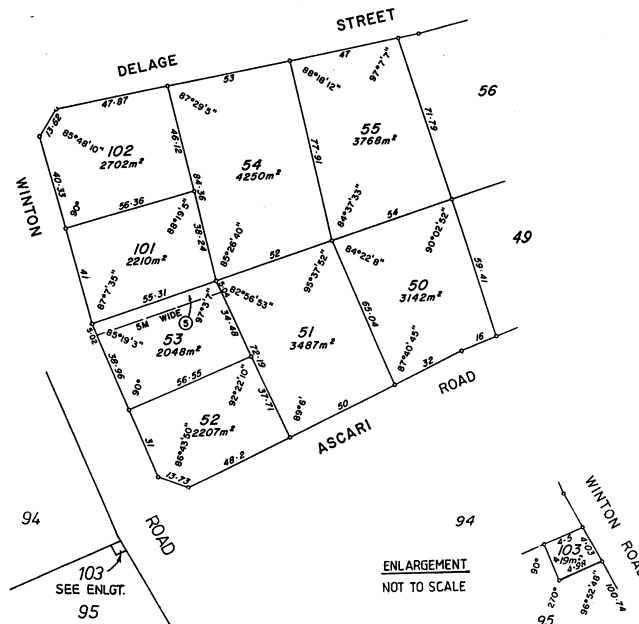
FIRST SCHEDULE (continued overleaf)

Joondalup Development Corporation of 1st Floor, AMP Building, 140 Saint George's Terrace, Perth.

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



SCALE 1:2000
4

ENLARGEMENT
NOT TO SCALE

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

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751 FOL.

1842 VOL.



Page 1 (of 2 pages)

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

Page 2 (of 2 pages)

LT. 37

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED PROPRIETOR	REGISTERED	TIME	SEAL	CERT. OFFICER
Transfer	E257785	New Century Holdings Pty Ltd, of 85 Circe Circle, Dalkeith.	15.12.89	9.56		

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER
Transfer	E257785	contains a restrictive covenant expiring on 31.12.2010	15.12.89	9.56		

CERTIFICATE OF TITLE VOL. 1842 FOL. 751



ATTACHMENT 2 – Scheme Amendment Plan

CITY OF JOONDALUP
LOCAL PLANNING SCHEME No. 3

Planning and Development Act 2005



LEGEND

REGION SCHEME RESERVES (MRS)



OTHER REGIONAL ROADS

PRIMARY REGIONAL ROADS

LOCAL SCHEME ZONES

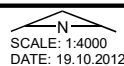
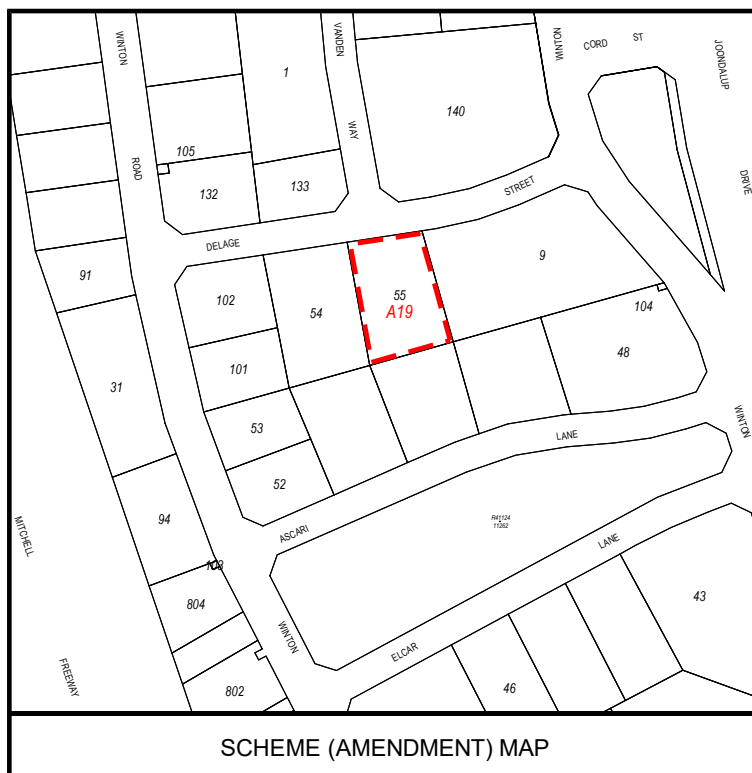


CENTRE

OTHER CATEGORIES



ADDITIONAL USES



Amendment No.



ATTACHMENT 3 – Commercial Market Commentary



Dansan (WA) Pty Ltd

Licensed Real Estate and Business Agent

ABN 81 108 175 677

Level 1, 465 Scarborough Bch Rd
Osborne Park, WA 6017

PO Box 1850

Osborne Park DC WA 6916

Phone: 08 9446 4144

4 December 2024

Reegan Cake
Planning Manager
Dynamic Planning and Developments
Suite 15/29 Collier Road MORLEY WA 6062
E: reegan.cake@dynamicplanning.net.au

WA Commercial Real Estate have formally been advertising the property for sale from November 2023. The property was on the market for lease with another agent from February 2023 advertising a medical/office/education development, but they were unsuccessful at securing these types of tenants.

Most parties that have enquired on the property have all required a warehouse/storage component. It is fair to say the expectation from potential buyers/developers is that warehouse would be allowed in this location as it would be consistent with all the surrounding development.

The parties that are more commercial like office/medical have confirmed their preference is the other side of Joondalup Drive and have not participated in the buying or leasing process.

Should you have any further queries please do not hesitate to contact me.

Your sincerely

A handwritten signature in blue ink, appearing to read 'Daniel Sanzone', with a long horizontal flourish extending to the right.

Daniel Sanzone
Managing Director





City of Joondalup

Report of Review
Local Planning Scheme No. 3

April 2025



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1. Introduction

Part 6, Division 1, Regulation 65 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) requires all local governments to commence an operational review of their local planning scheme within six months of the five-year anniversary of the date the scheme was gazetted. The City of Joondalup (the City) *Local Planning Scheme No. 3* (LPS3) was gazetted on 23 October 2018.

The purpose of this report is to provide an overview of the effectiveness of LPS3 and the Local Planning Strategy. The report has been prepared in a manner and form consistent with Regulation 66 of the LPS Regulations and the Western Australian Planning Commission's (WAPC) August 2015 publication 'Review of Local Planning Schemes'.

The recommendations of this report will be considered by Council and subsequently referred to the WAPC for determination. The decision of the WAPC will provide direction for the City's review of LPS3 and the Local Planning Strategy.



2. Background

2.1 City of Joondalup

The City of Joondalup was created on 1 July 1998 when the former City of Wanneroo was divided into two new local government areas. The City is located in Perth's northern suburbs within the North-West Sub-region, encompassing an area of approximately 99km² with the southern boundary (Beach Road) approximately 15km from the Perth Central Business District. The City is bounded by the City of Wanneroo to the north and east, the City of Stirling to the south and the Indian Ocean to the west (Figure 1).

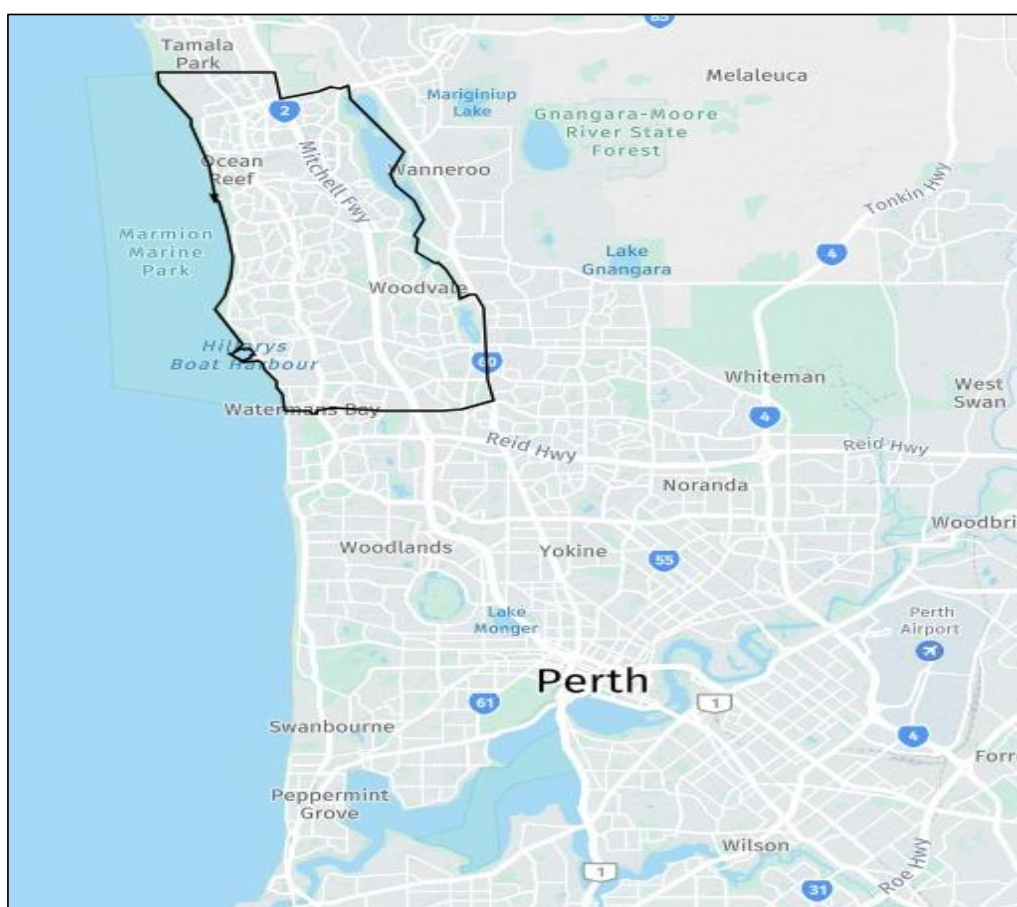


Figure 1: City of Joondalup location (profile.id 2025)

The predominant land use across the City is residential, with single detached housing comprising 87.5% of the City's housing stock in 2021. The City's 22 suburbs (Figure 2) are generally fully developed, however, greenfield development is occurring in northern Burns Beach and significant infill development is progressing in Currambine and Ocean Reef Marina. The City's local planning framework identifies 10 housing opportunity areas (HOAs) as dual density coded residential areas to facilitate infill housing development, as detailed later in this report.

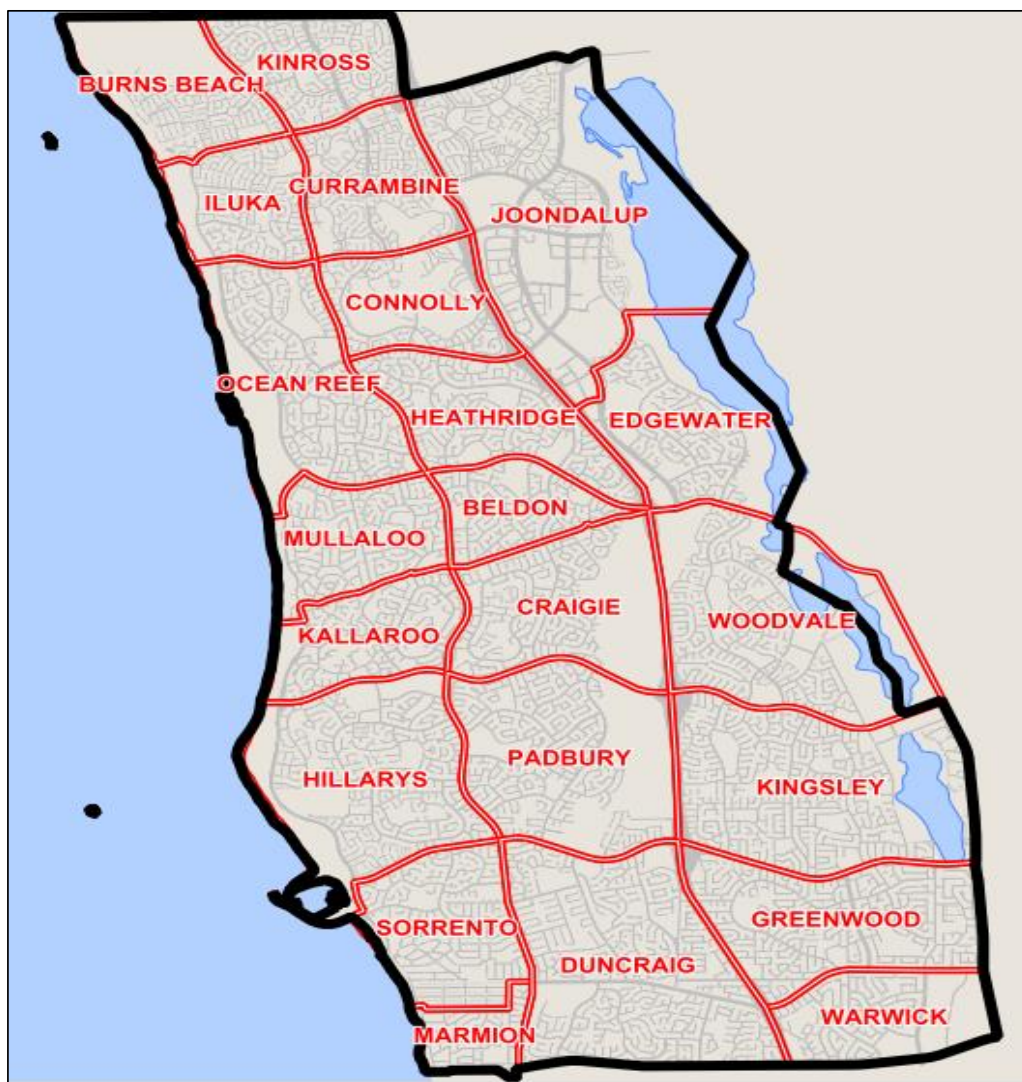


Figure 2: City of Joondalup suburb map (Intramaps 2025)

State Planning Policy 4.2 – Activity Centres identifies Joondalup Activity Centre as a Strategic Metropolitan Centre, which functions as a central hub of employment and commercial activity within the North-West Sub-region and includes Lakeside Shopping Centre, Edith Cowan University, North Metropolitan TAFE, Joondalup Health Campus and Arena Joondalup. There are two Secondary Centres (Warwick and Whitfords) within the City, in addition to a number of dispersed district, neighbourhood and local centres.

The City has a well-established road network travelling north to south using the Mitchell Freeway, Marmion Avenue and Wanneroo Road. The Joondalup-Yanchep train line functions as the primary public transport method for commuters, with high frequency bus routes running east to west along major roads including Beach Road and Whitfords Avenue.



2.2 Local Planning Scheme No. 3

LPS3 was gazetted on 23 October 2018. Since its gazettal no major review of LPS3 has been completed, and has not been consolidated under Part 5, Division 5 of the *Planning and Development Act 2005*. Notwithstanding, several amendments to the LPS3 since its gazettal means that the LPS3 remains consistent with LPS Regulations to a significant degree.

2.3 Local Planning Strategy

The City's current Local Planning Strategy was endorsed by the WAPC on 10 November 2017 and is supported in operation by the Local Commercial Strategy and Local Housing Strategy.

Review of the Local Planning Strategy commenced in the 2021-22 financial year and is being progressed through a 'housing review' and 'other matters review'. The housing review component was brought forward in response to a Council resolution in May 2021. The 'other matters review' identifies non-housing planning issues and the extent of technical work required for the Local Planning Strategy to align with the State planning framework, notably the requirements of the WAPC *Local Planning Strategy Guidelines* (LPS Guidelines). A flowchart of the project approach endorsed by Council and the Department of Planning, Lands and Heritage (DPLH) is provided in Figure 3 below.

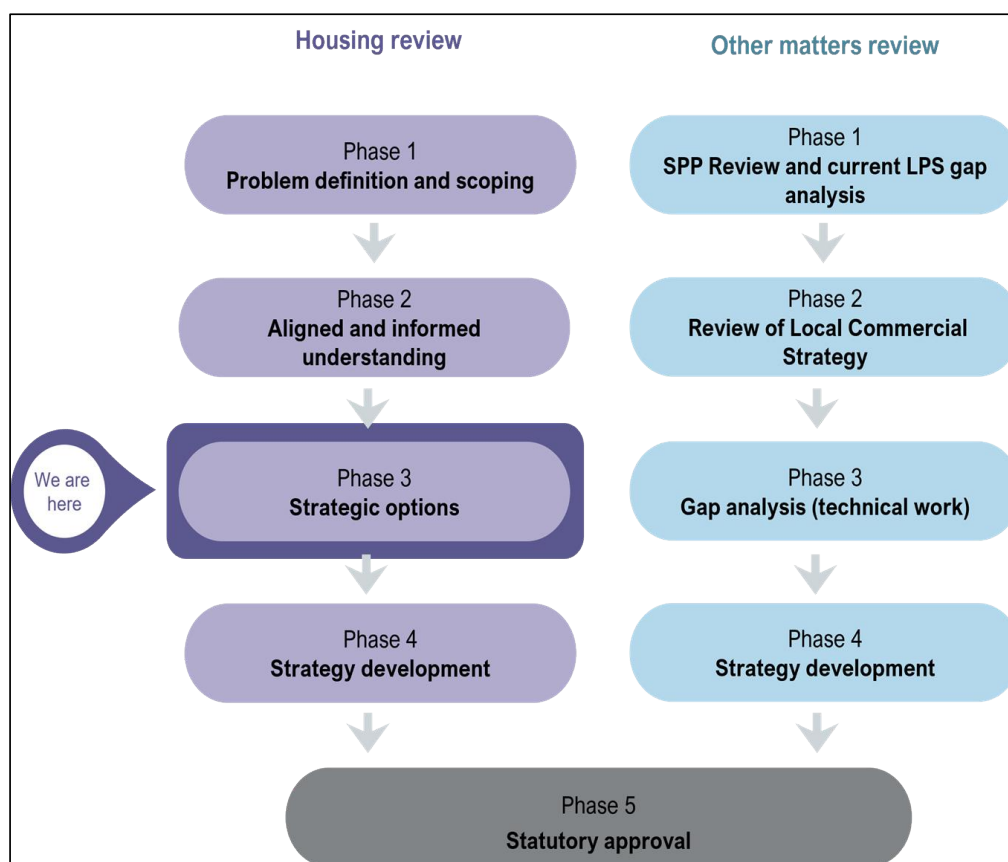


Figure 3: Local Planning Strategy review project approach



3. Strategic Context

3.1 Scheme amendments

LPS3 has been amended periodically since gazettal to align with changes to the LPS Regulations and facilitate changes to zoning, density coding and development provisions. 14 amendments to LPS3 have been gazetted as listed in Appendix 1, with five scheme amendments currently being progressed as listed in Appendix 2.

3.2 Local Planning Strategy amendments

There have been no amendments made to the City's Local Planning Strategy since endorsement by the WAPC in 2017.

3.3 Development activity in the local government area

3.3.1 Housing Opportunity Areas (HOAs)

80% of residential properties within the City are coded R20 or lower. Action 4.2.2 of the City's Local Planning Strategy recommended the introduction of HOAs across the City to facilitate higher residential density in appropriate residential locations close to centres, in areas well-served by public transport and with good access to community facilities and parks.

This has been implemented through the designation of 10 HOAs in LPS3 as indicated in Figure 4. HOAs are dual density coded as one of R20/25, R20/30, R20/40 and R20/60 depending on the appropriate scale of redevelopment, with new housing in HOAs to be developed in accordance with the base R20 coding unless designed in accordance with the requirements of LPS3 and the *Development in Housing Opportunity Areas Local Planning Policy* (HOALPP). The HOALPP assessment criteria is intended to ensure that housing developments are of a high quality and compatible with the streetscape, acknowledging that these are areas in transition.

There have been significant amendments to the *Residential Design Codes* (R-Codes) since the implementation of HOAs and gazettal of LPS3 as follows:

- Amendments to the R-Codes Volume 1 in 2019 and 2021 including removal of the previous Part 6 provisions for multiple dwellings.
- Further amendments to the R-Codes Volume 1 in 2024 have now introduced provisions for medium density housing through Part C.
- Gazettal of the R-Codes Volume 2 (2019).

The City is in the process of amending its residential local planning policies accordingly with the intent to consolidate the HOALPP and *Residential Development Local Planning Policy* (which applies to all non-HOA residential development and HOA development operating at the base R20 coding) into a single policy. These changes are intended to simplify the City's residential planning framework and align with the R-Codes, while also balancing development requirements to be appropriate within the City of Joondalup context.

The spatial allocation of residential density throughout the City is being reviewed concurrently through the Local Planning Strategy review, which includes review of all 10 HOAs.

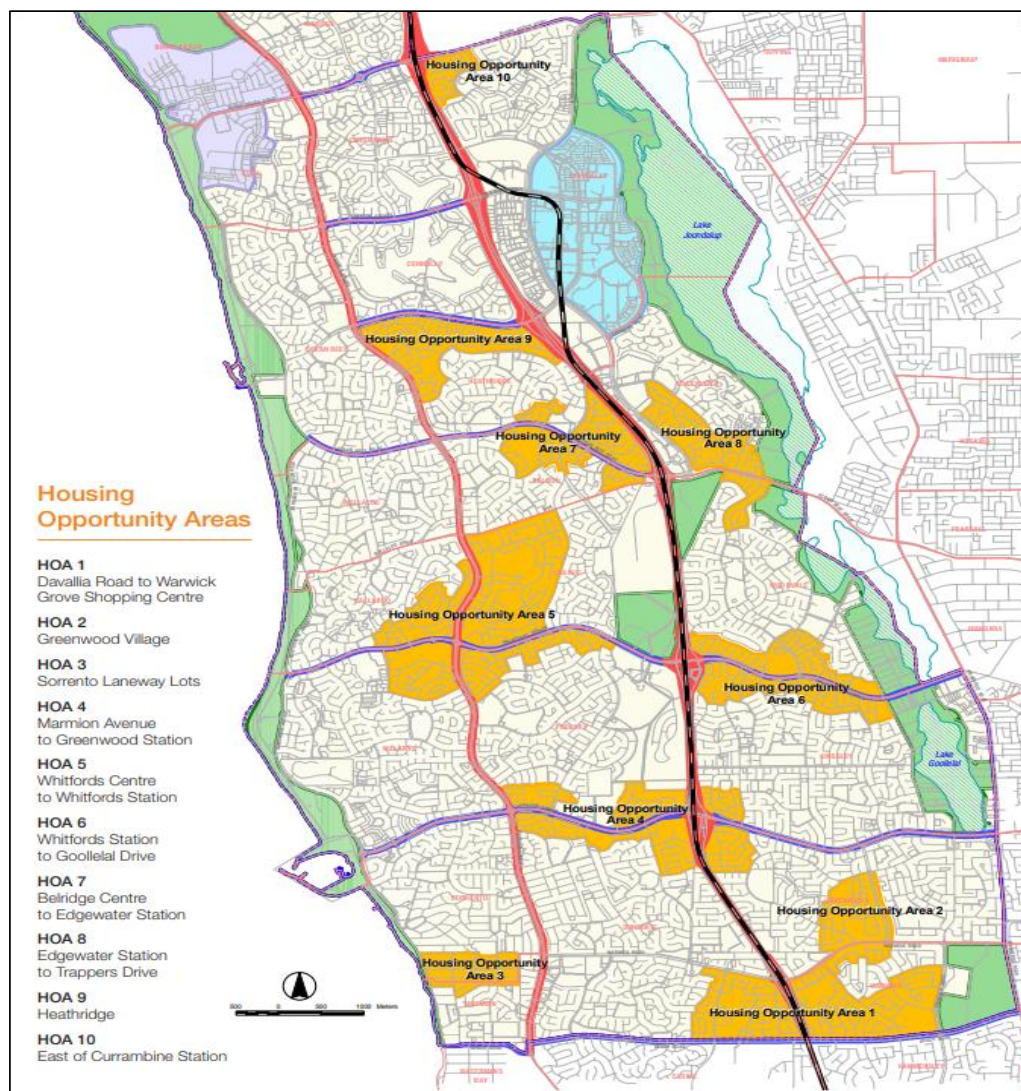


Figure 4: Housing opportunity areas

3.3.2 Structure plans, local development plans and local planning policies

As part of the approval of LPS3, the WAPC advised that a review of the City's existing structure plan framework is required to assess whether the structure plans are still relevant and required. The City has been progressing a review of structure plans since LPS3 came into effect in October 2018, with a number of structure plans already revoked and three in the process of being revoked. The City currently administers 10 structure plans, the status of which is detailed in Table 1 below.

The City has requested an extension to the approval period of five structure plans. It is intended that these structure plans will be progressively normalised into LPS3 once the respective structure plan areas are fully (or nearly fully) developed, with only necessary



development provisions normalised into LPS3 for the assessment framework to otherwise be in accordance with the relevant State/local planning framework.

Structure plan	Approval date	Expiration of approval date	Review status
Burns Beach Structure Plan	3 May 2005	19 October 2025	An extension to the structure plan approval period until 19 October 2030 has been lodged with the WAPC.
Currambine District Centre Structure Plan	29 August 2006	19 October 2025	An extension to the structure plan approval period until 19 October 2028 has been lodged with the WAPC.
Currambine Structure Plan	28 June 1999	19 October 2025	A basic scheme amendment has been progressed to the WAPC for revocation of the structure plan and normalisation of the zones into LPS3.
Hillarys Structure Plan	28 September 1999	19 October 2025	An extension to the structure plan approval period until 19 October 2028 has been lodged with the WAPC.
Iluka Structure Plan	13 August 2002	19 October 2025	An extension to the structure plan approval period until 19 October 2028 has been lodged with the WAPC.
Joondalup Activity Centre Plan	23 October 2018	23 October 2028	The structure plan expires on 23 October 2028 and requires a full review to be completed prior to this date.
Kinross Neighbourhood Centre Structure Plan	2 October 2003	19 October 2025	A basic scheme amendment has been progressed to the WAPC for revocation of the structure plan and normalisation of the zones into LPS3.
Sheppard Way Structure Plan	22 October 2007	19 October 2025	A request to revoke the structure plan has been lodged with the WAPC.
Sorrento Activity Centre Structure Plan	18 September 2018	18 September 2028	Not intended to be reviewed as will be replaced by the draft Sorrento Precinct Structure Plan pending WAPC approval.
Whitford Activity Centre Structure Plan	26 July 2016	26 July 2026	An extension to the structure plan approval period until 19 October 2028 has been lodged with the WAPC.

Table 1: Structure plan review status

There are seven local development plans in operation within the City as detailed in Appendix 3, with an operational review of each local development plan to be completed prior to expiry to determine if they are still relevant to guide development or require modification.

The City is also currently processing an application for a draft local development plan for Lot 535 (45) Country Club Boulevard, Connolly. The purpose of this local development plan is to establish provisions to guide the potential future development of multiple dwellings across two different sites on the lot, which forms part of Joondalup Resort.

There are 25 active local planning policies in the City as detailed in Appendix 4, with a new Percent for Art Local Planning Policy under preparation to facilitate development contributions towards the provision of public art. The City's practice is to review local planning policies every five years of operation, or as needed in response to policy issues and/or changes to the State planning framework. This review approach is consistent with the draft *WA Planning Manual – Local Planning Policies* guidance document published by DPLH in late 2024.



3.3.3 Lot creation

Between 1 October 2018 (month of scheme gazettal) and 31 December 2024, a total of 2,671 additional lots were created through subdivision (based on WAPC final approval issued), including 2,564 residential and 107 non-residential lots (Table 2 refers).

Lot type	2018	2019	2020	2021	2022	2023	2024	Total
Residential	96	448	578	512	456	253	239	2,564
Non-residential	5	13	25	8	13	31	12	107
Total	101	461	603	520	469	266	251	2,671

Table 2: Lot creation 2018-2024 (WAPC planning and development statistics 2024)

3.3.4 Dwelling completions

Between 1 October 2018 and 31 December 2024, a total of 2,169 development approvals and 2,551 building permits for new dwellings were issued (Tables 3 and 4 refer), noting that the total for aged and dependent persons dwellings, grouped dwellings and multiple dwellings indicates the number of approvals issued, not the total number of dwellings created, and includes new dwellings in place of demolished dwellings.

Dwelling type	2018	2019	2020	2021	2022	2023	2024	Total
Single houses	89	187	333	257	148	158	136	1,308
Grouped dwellings	105	125	162	141	66	58	51	708
Multiple dwellings	10	3	4	2	1	0	0	20
Ancillary dwellings	3	18	15	20	24	19	32	131
Aged and dependent persons dwellings	1	1	0	0	0	0	0	2
Total	208	334	514	420	239	235	219	2,169

Table 3: Dwelling development approvals issued 2018-2024

Dwelling type	2018	2019	2020	2021	2022	2023	2024	Total
Single houses	84	354	456	567	312	254	279	2,306
Grouped dwellings	7	53	41	38	23	15	18	195
Multiple dwellings	2	11	5	2	1	0	1	22
Ancillary dwellings	4	2	2	6	6	4	5	29
Aged and dependent persons dwellings	1	1	0	0	0	0	0	2
Total	98	421	504	613	314	273	303	2,551

Table 4: Dwelling building permits issued 2018-2024

Perth and Peel @ 3.5 million and the *North-West Sub-Regional Framework* (2018) establish an infill dwelling target of 20,670 dwellings (22,630 total additional dwellings) for the City of



Joondalup by 2050. It has been confirmed with DPLH that as of December 2024, approximately 19,500 additional dwellings are required to be delivered to achieve this target.

Issue Paper 1: Allocation of Density prepared in Phase 2 of the Local Planning review identified that within the City's key infill planning areas (Joondalup Activity Centre, Sorrento Activity Centre, Whitfords Activity Centre, Ocean Reef Marina and the 10 HOAs) there is capacity to deliver an additional 30,281 dwellings to meet this target. However, a 'dwelling target review' of key planning areas undertaken in 2023 by the City predicted that based on annual historic dwelling growth rates per year and expected development yields, only 6,857 dwellings will be added by 2050 (Table 5 refers). A number of planning proposals have progressed since 2023 when the dwelling target review was completed and therefore these projections will be reassessed through the Local Planning Strategy review.

Planning area	Historical growth rate (dwellings/Year)	Additional dwellings by 2050
Joondalup Activity Centre	15.7	440
Whitford Activity Centre	1.3	36
Warwick Activity Centre	0	0
Ocean Reef Marina	0	1,300
Housing Opportunity Areas	165.7	4,639
Greenwood LDP	12.8	58
Burns Beach Structure Plan	38.8	333
Iluka Structure Plan	24.3	51
Total	N/A	6,857

Table 5: Predicted dwelling increase 2023-2050

The dwelling target review identified that 72% of all new dwellings constructed throughout the City between 2011 and 2022 occurred in Housing Opportunity Areas and structure plan areas, and only 6% of additional dwellings were added to activity centres (Table 6 refers). 59.1% of dwellings provided in HOAs were located within HOA 1 (Sequoia Road/Telopia Drive to Warwick Grove Shopping Centre) and HOA 5 (Whitfords Centre to Whitfords Station).

Planning area	2011-2022 dwelling numbers	Additional dwellings (%)
Activity centre	182	6%
Housing opportunity areas	994	34%
Structure plan areas	1,124	38%
Residual low-density development	638	22%
Total	2,938	100%

Table 6: Additional dwellings by planning area

3.3.5 Non-residential development activity

Between 1 October 2018 and 31 December 2024, 626 non-residential development approvals have been issued across the City (Table 7 refers). This includes change of uses for non-residential uses operating from a residential dwelling, for example home businesses and holiday houses (now classified as short-term rental accommodation).

Development type	Total
New/major development	31
Additions	441
Change of use	154
Total	626



Table 7: Non-residential development activity 2018-2024

3.4 Population change

3.4.1 Population growth

The estimated resident population of the City of Joondalup in 2023 was 169,657 people, which is a 5.1% increase from 161,479 people in 2018 (Figure 5). This is forecast to increase by 8,318 people to 177,975 people by 2046 (Figure 6), which represents a relatively low growth rate of 3.8% in comparison to a 79.9% population increase for the neighbouring City of Wanneroo within the North-West Sub-region over the same period.

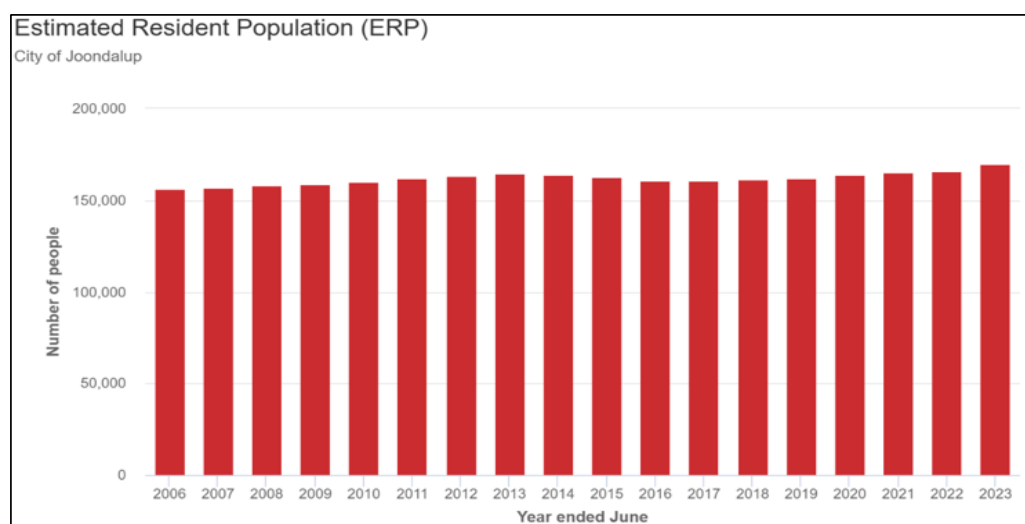


Figure 5: Population growth 2018-2023 (profile.id 2025)

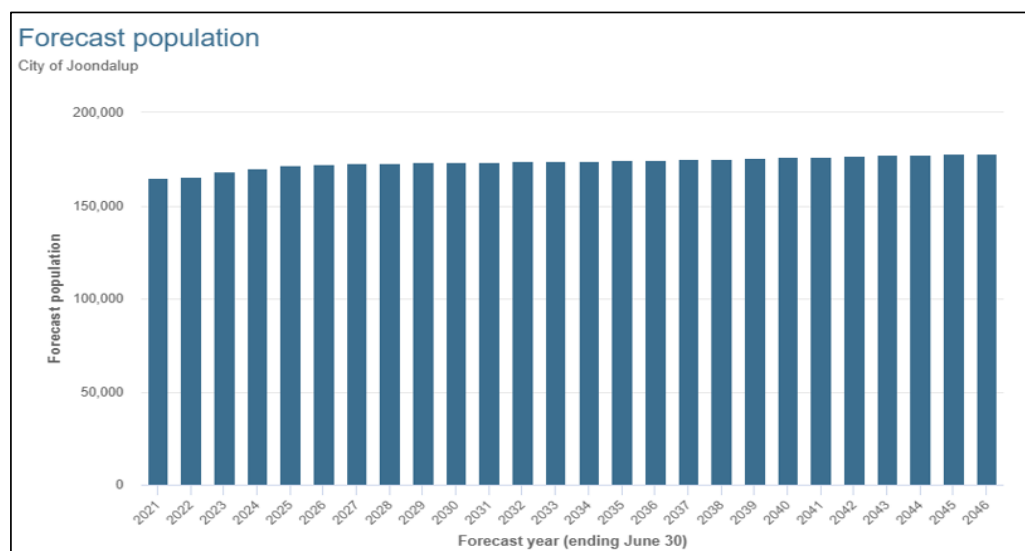


Figure 6: Population forecast 2046 (profile.id 2025)



3.4.2 Population age

The City has a median age of 41, which is higher than the Greater Perth median age of 37. There is a higher proportion of persons aged 60 or older in the City than Greater Perth (Figure 7), which is a trend which is expected to continue and will require further investigation to ensure adequate housing options are available.

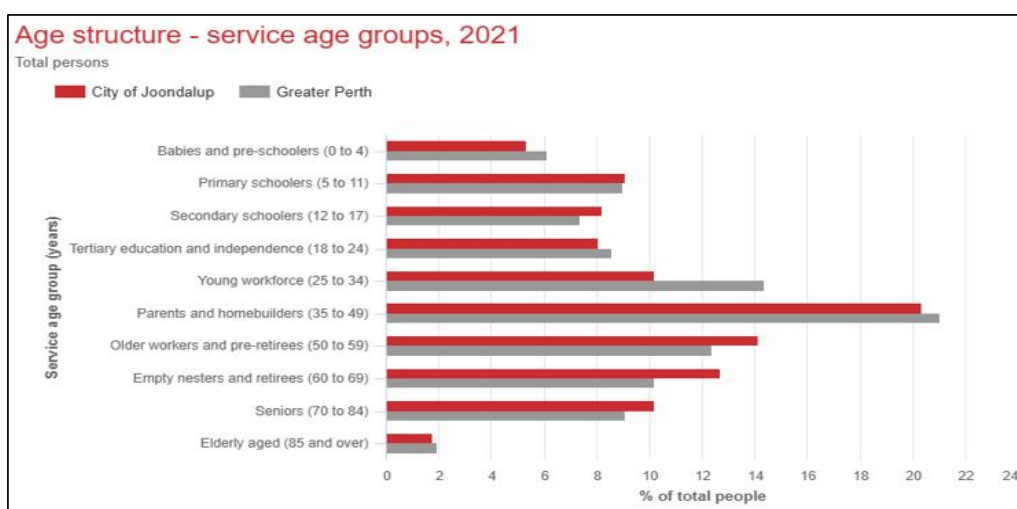


Figure 7: Population by age 2021 (profile.id 2025)

3.4.3 Household composition

The average household size in the City was 2.67 people in 2021, which is forecast to decline to 2.56 people per household in 2046. The City has a greater percentage of households occupied by couples with children than the Greater Perth average (Figure 8), with an increasing trend towards couples without children, single parent families, and lone person households from 2016 to 2021 indicating a need for increasing housing diversity (Figure 9).

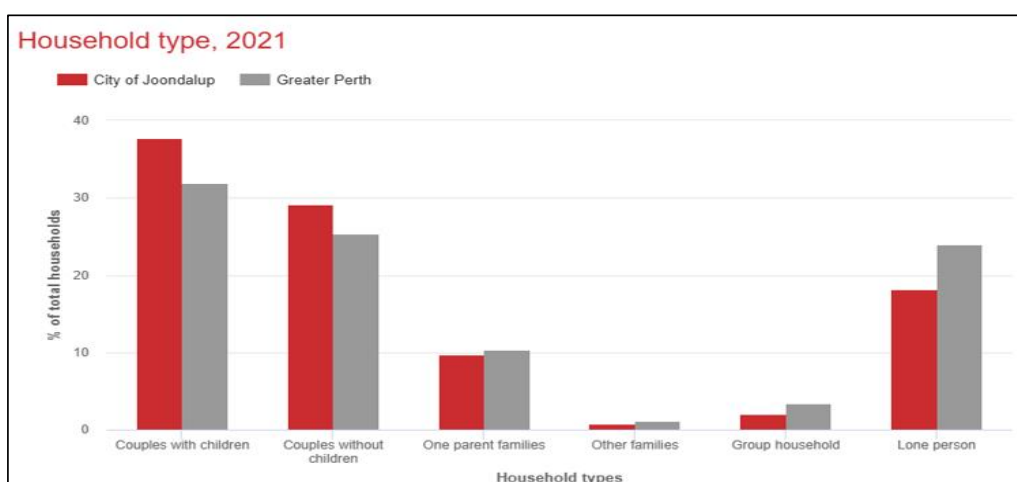


Figure 8: Household type 2021 (profile.id 2025)

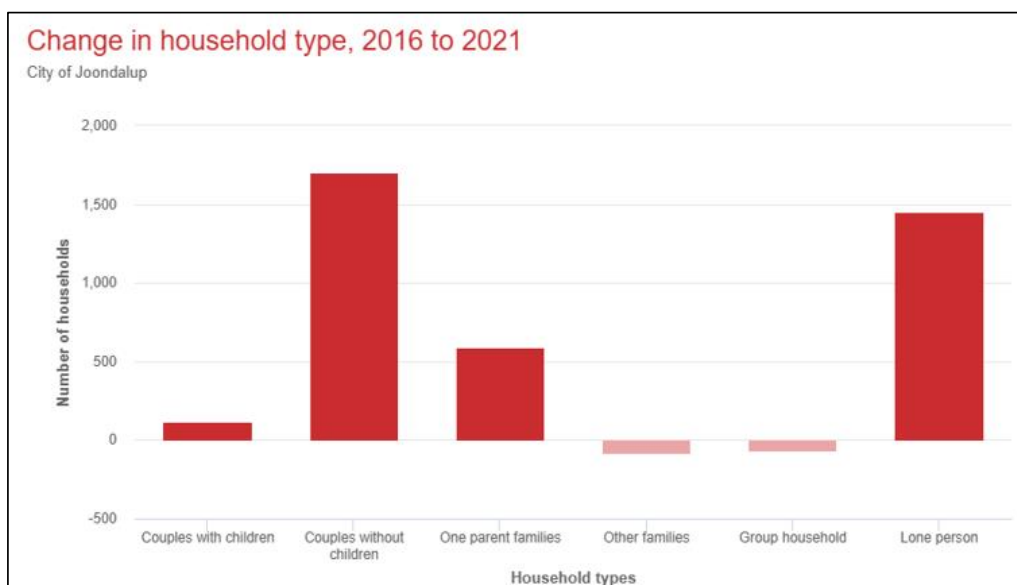


Figure 9: Change in household type 2016-2021 (profile.id 2025)

3.5 Changes to the State planning framework

3.5.1 Planning and Development (Local Planning Schemes) Regulations 2015

There have been various amendments to the deemed and model provisions of the LPS Regulations since LPS3 was gazetted, including, but not limited to, the following:

- Exemptions from the need to obtain planning approval for certain works and land uses.
- Updated procedures for the processing of development applications, noting also separate reforms to the development assessment panel and introduction of significant development applications.
- Amended land use terms and definitions.
- Consistent provisions for cash-in-lieu (now referred to as payment in lieu) of parking payments.
- Consistent provisions for development contributions for infrastructure.

LPS3 has been periodically amended to reflect these changes where appropriate, including an omnibus amendment in 2022, however further amendments are necessary to ensure LPS3 remains contemporary and aligned with the LPS Regulations.

3.5.2 Short-term rental accommodation

In September 2024, amendments to the LPS Regulations came into effect that facilitate changes to the management of short-term rental accommodation. The City is progressing a scheme amendment to align LPS3 with the deemed provisions of the LPS Regulations, namely replacing the 'bed and breakfast' and 'holiday house' land uses with 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation'.



The LPS Regulations model provisions have also been amended to introduce updated definitions for 'cabin' and 'chalet' and a new land use for 'tourist and visitor accommodation'. It is intended that LPS3 will be amended to align with these model provisions, however further investigation of the 'tourist and visitor accommodation' land use is required to ensure appropriate land use permissibility and development provisions are implemented as the use would consolidate and replace the existing 'holiday accommodation', 'motel', 'serviced apartment' and 'tourist development' land uses, which operate at significantly different scales. This will be considered through further review of LPS3 and the Local Planning Strategy.

3.5.3 State planning policies, guidelines and position statements

An assessment of State planning policies and position statements relevant to the City was completed by the City in July 2023 as part of the Local Planning Strategy Phase 1 'other matters review' (Appendix 5 refers). This review was undertaken to identify actions required to be undertaken in Phase 2 and in the future to align the Local Planning Strategy with the strategic State planning framework. The Phase 2 actions have now been completed and will assist in the future development of a new local planning strategy, noting that further review of the State planning framework is required to address finalised/updated versions of policies since 2023.

An additional consideration is the LPS Guidelines published by the WAPC in 2021. The LPS Guidelines outline the matters required to be addressed in a local planning strategy and include a template for the strategy manner and form required in accordance with the LPS Regulations, which will be used as the model for development of the City's future local planning strategy.



4. Consultation

4.1 DPLH preliminary engagement

The City met with DPLH officers on 12 August 2024 and has maintained ongoing communication to discuss the required information to be included within this report. The following key areas have been clarified:

- Although review of the Local Planning Strategy is ongoing, an explicit recommendation is required to be provided which must include a proposed outcome for the strategy and cannot simply state that a review is currently progressing.
- The City's approach to reviewing its structure plans is in principle supported and does not require an explicit recommendation within this report.
- The 'Consistent Local Planning Schemes' planning reform project will have implications for the City's local planning framework, notably regarding 'Commercial' zones potentially being rezoned to 'Centre' zones. However, as the details of the Consistent Local Planning Schemes project are still to be determined, LPS3 is not required to be modified accordingly at this stage.

4.2 Local Planning Strategy review consultation

Review of the City's Local Planning Strategy commenced in the 2022-23 financial year. Community consultation was undertaken in Phase 1 (*problem definition and scoping*) of the 'housing review'. This was conducted by Research Solutions over a period of approximately two months from September to November 2022 through the following methods:

- Random telephone survey.
- Face to face intercept surveys.
- Guided discussions via online board.
- In-depth stakeholder interviews including representative groups for unengaged demographics.
- Open online community consultation.
- Validation workshops with engaged and unengaged community members.

A significant number of issues were raised during consultation, including the following:

- Lack of community alignment on the preferred spatial location of density.
- Misaligned developer and policy objectives regarding housing supply and dwelling typologies.
- Amenity impact of infill development, including reduced tree canopy, increased traffic/parking issues and loss of suburban character.
- Poor liveability and sustainability of medium density housing.
- Limited access to housing and reduced housing affordability.

These findings from community consultation, in conjunction with a dwelling target review and supply and demand analysis, were investigated in Phase 2 (*aligned and informed understanding*) with an issues paper presented to Council. No community consultation was undertaken in Phase 2 as this was an opportunity to further investigate in detail the issues identified in Phase 1.



The Local Planning Strategy review is currently in Phase 3 (*strategic options*). APP Group and Hames Sharley have been engaged to develop strategic options for the spatial allocation of density and dwelling typologies in the City. This will include two rounds of community and targeted stakeholder consultation from April to May and November to early December 2025 including:

- Elected Member briefings.
- Community online survey ('Have Your Say').
- Targeted meetings for key commercial owners and institutions.
- Targeted community drop-in sessions for the City's residents.
- Targeted meetings for community organisations and ratepayer's associations.

The strategic options developed are intended to address the issues raised in previous consultation and test options for the location of density with stakeholders. These findings and the recommended option will then be presented to Council to inform development of a new Local Planning Strategy through phases 4 and 5 of the Local Planning Strategy review.



5. Officer's comments

5.1 Local Planning Strategy

Review of the City's Local Planning Strategy is a significant project that is being progressed through five detailed phases including a concurrent 'housing review' and 'other matters review'. Research undertaken during Phase 2 of the strategy review identified that there is adequate appropriately zoned land for the City to achieve its infill target within key planning areas, which also does not account for infill across the City's remaining residential areas and lower order centres.

Therefore, although projections completed through a dwelling target review exercise in 2023 indicate that the City will not meet its infill target based on the current rate of housing development, it is important to recognise that the current housing market within the City of Joondalup and the Perth Metropolitan Region more broadly is struggling to deliver medium and high density infill housing. Although planning constraints can be a barrier to delivering housing, there are also significant labour shortage, construction cost and other issues which have a substantially greater impact on housing supply and are largely outside the City's control.

Consultation through the housing review to date has also identified some concern to increased infill across the City due to a range of concerns including amenity impacts, poor liveability and incompatibility with existing suburban residential character. As outlined earlier in this report, Phase 3 of the Local Planning Strategy review will involve further significant community consultation and engagement with key stakeholders to identify strategic options for how the spatial allocation of density throughout the City could be approached. The options developed will have consideration to the City's infill target outlined in the *North-West Sub-Regional Framework*.

The research undertaken in the 'other matters' review has identified that further work is required to address the requirements of the State planning framework. Additionally, the City's current Local Planning Strategy is acknowledged as being inconsistent with the structure outlined in the LPS Guidelines. It is therefore considered appropriate that a new strategy be developed in Phase 4 of the Local Planning Strategy review, with the statutory approval process through the WAPC to be commenced in Phase 5. This will facilitate the City's existing (DPLH endorsed) project approach and producing a contemporary local planning strategy which can inform any required amendments to LPS3.



5.2 Local Planning Scheme

LPS3 is formatted consistently with the LPS Regulations and has been amended periodically to align with changes to those regulations. As identified earlier in this report, there have been recent updates to the LPS Regulations which necessitate the further amendments to LPS3 noted in Table 8 below. Excluding these amendments, it is considered that LPS3 is effectively regulating land use and development throughout the City, noting that the Local Planning Strategy review has identified that there is sufficient capacity for the City to meet its infill housing target.

Theme	Amendment required	Status
Short-term rental accommodation	Amending/deleting the existing relevant short-term accommodation definitions and land use permissibility and replacing these with the new short-term rental accommodations definitions and land use permissibility to align with the LPS Regulations.	In progress
Structure plan normalisation	Normalisation of structure plan zonings, and, where appropriate, development provisions for structure plans which are no longer required.	In progress
Car parking – cash in lieu	Delete provisions related to cash in-lieu of car parking.	Future amendment
Development contributions for infrastructure	Delete provisions related to development contributions for infrastructure (State Planning Policy 3.6).	Future amendment
Administrative changes	Minor updates to typographical errors, improvements for scheme legibility and deleting superseded references, including (but not limited to) the following elements of LPS3: <ul style="list-style-type: none"> Amending clauses 29 and 30 to read planning codes into the scheme rather than state planning policies. Updating the 'Private Community Purposes' zone to the 'Private Clubs, Institutions and Places of Worship' zone. Reviewing zone objectives to ensure they align with the LPS Regulations (Table 2). Review definitions and land use terms used (clauses 37 and 38) for consistency with the LPS Regulations. 	Future amendment

Table 8: LPS3 amendments required

It is acknowledged that the Local Planning Strategy review may identify the need for further amendments to LPS3. The extent of potential amendments is unknown at this point, however the following areas at a minimum will require further investigation:

- The density allocation of residential areas, particularly in relation to existing housing opportunity areas.
- Consideration of whether introducing any restrictions on short-term rental accommodation and tourist accommodation using locational criteria is appropriate.
- The need for a special control area in relation to coastal hazard risks in accordance with SPP 2.6 (which will also be considered through the City's draft revised CHRMAP).
- Development provisions related to providing accommodation for the City's ageing population and those in need of greater support services.
- Identifying actions required to align with state planning policies (following on from the existing work undertaken in Appendix 5).
- Whether the framework for the City's main activity centres (Joondalup, Warwick and Whitford) is sufficient to facilitate appropriate development, noting that the *Joondalup*



Activity Centre Plan and *Whitford Activity Centre Structure Plan* will require review over the next few years before their expiry, and no activity centre plan/precinct structure plan currently exists for the Warwick Activity Centre.

It is anticipated that in addition to the relatively minor amendments listed in Table 8 of this report, the outcomes of the Local Planning Strategy review can be readily incorporated into LPS3 through further amendments subject to consultation with DPLH. It is therefore recommended that LPS3 be amended rather than a new local planning scheme be prepared.



6. Recommendations

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that:

1. The City of Joondalup Local Planning Scheme No. 3 be amended to align with the deemed and model provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, with the potential for further scheme amendments to be considered following the outcomes of the Local Planning Strategy review.
2. A new local planning strategy be prepared and the existing Local Planning Strategy revoked when the new strategy comes into effect, which will be completed in phases 4 and 5 of the City's ongoing Local Planning Strategy review.



7. Appendices

7.1 Appendix 1 – Gazetted amendments to LPS3

Gazetted amendments		
Amendment No.	Amendment summary	Gazettal date
1	Rezoning portion of Lot 1 (16) Sunlander Drive, Currambine from 'Residential' to 'Commercial' and 'Mixed Use'.	19 June 2020
2	Amended the designation of portion of Lot 600 (76) Treetop Avenue, Edgewater from the 'Residential' zone to the 'Public Purposes' local reserve and removing the density code.	20 December 2019
4	<p>Adding the following to Schedule A – Supplemental Provisions to the Deemed Provisions:</p> <p>Part 6A – Design Review</p> <p>60A. The Local Government may appoint a Design Review Panel for the purpose of considering and advising Local Government with respect to applications and/or planning documents.</p> <p>60B. The Local Government shall prepare and adopt a local planning policy that details the operation of the Design Review Panel and specifies the matters on which the Design Review Panel will be consulted.</p> <p>60C. When considering applications and/or planning documents on which a recommendation has been made by the Design Review Panel, the decision-maker shall have due regard for that recommendation.</p> <p>Clause 67</p> <p>(zc) Include any advice of a Design Reference Panel.</p>	18 February 2020
5	<p>Update Clause 26 to include changes for residential areas where a dual coding applies (Housing Opportunity Areas).</p> <p>Update scheme map to depict the walkable catchments as described in Clause 26(7).</p>	29 January 2021



Gazetted amendments		
Amendment No.	Amendment summary	Gazettal date
6	<p>Changing the land use permissibility of 'Grouped Dwelling' and 'Multiple Dwelling' in the 'Private Community Purposes' zone in Table 3 Zoning Table from 'D' to 'X';</p> <p>Rezoning Lot 19 (2) Barradine Drive, Craigie, from 'Private Community Purposes' to 'Residential' and applying the R40 density code;</p> <p>Inserting additional uses No. 15 to 17 in Table 4 'Specified additional uses for zoned land in Scheme area'.</p>	11 June 2021
7	Rezoning the land within the Cook Avenue Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road' reserves and applying the 'R25' and 'R40' residential density codes.	29 January 2021
8	Omnibus update to incorporate changes to the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and fix typographical errors.	18 August 2023
9	Rezone the land within the Camberwarra Local Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road' reserves and apply a residential density coding 'R30', 'R40', 'R50' and 'R60' to the properties located within the structure plan area.	17 June 2022
10	Rezone the land within the Craigie High School Site Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road' reserves and apply a residential density coding of 'R20', 'R25', 'R30' and 'R40' to the properties located within the structure plan area.	16 August 2022
11	<p>Changing the land use permissibility of 'Cinema/Theatre' in the 'Commercial' zone in Table 3 Zoning Table from 'D' to 'P'.</p> <p>Changing the land use permissibility of 'Cinema/Theatre', 'Medical Centre' and 'Reception Centre' in the 'City Centre' precinct of Table 3b Joondalup Activity Centre Zoning Table from 'D' to 'P'.</p>	30 May 2023
12	<p>Inserting additional use No. 18 in Table 4 'Specified additional uses for zoned land in Scheme area'.</p> <p>Amending the Scheme Map to designate the Additional Use by including an 'A18' notation over Lot 847 Tuart, Greenwood.</p>	17 October 2023



Gazetted amendments		
Amendment No.	Amendment summary	Gazettal date
13	Rezoning the land within the MacNaughton Crescent Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road' reserves and applying the 'R25', 'R30' and 'R40' residential density codes.	22 September 2023
14	Rezoning the area designated as 'Residential' under the <i>Marmion Structure Plan</i> from 'Urban Development' to 'Residential' and applying the 'R20' residential code to this area; Reclassifying Magpie Park Lot 8000 (12) Ozone Road, Marmion from 'Urban Development' to 'Environmental Conservation'; Inserting requirement No. 4 to Table 6 'Additional requirements that apply to land in the Scheme Area'; Amending the scheme map accordingly.	24 November 2023
17	Rezoning the land within the Greenwood Local Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road' reserves. Applying the 'R40', 'R60' and 'R80' residential density codes in accordance with the Greenwood Local Structure Plan.	14 February 2025



7.2 Appendix 2 –Amendments to LPS3 in progress

Amendments in progress		
Amendment No.	Amendment summary	Amendment status
15	Rezone the western portion of Lot 36 (95) Woodvale Drive, Woodvale from 'Rural' to 'Residential' and a 967m2 portion of Lot 28 (67) Woodvale Drive, Woodvale from 'Private Community Purposes' to 'Residential' and apply a residential density code of 'R30'.	Submitted to the WAPC
16	Reclassify areas as depicted in Attachment 1 of Item 13.1.5 (12 December 2023) from 'Public Open Space' reserve to 'Environmental Conservation' reserve.	Submitted to the WAPC
18	Rezone the land within the <i>Currabine Structure Plan</i> from 'Urban Development' to the 'Commercial' and 'Residential' zones and the 'Civic and Community', 'Drainage/Waterway', 'Local Road' and 'Public Open Space' reserves. Apply the 'R20' and 'R40' residential density codes in accordance with the <i>Currabine Structure Plan</i> .	Submitted to the WAPC
19	Rezone the land within the <i>Kinross Neighbourhood Centre Structure Plan</i> from 'Centre' to the 'Commercial' and 'Residential' zones and the 'Civic and Community' and 'Local Road' reserves. Apply the 'R40' residential density code in accordance with the <i>Kinross Neighbourhood Centre Structure Plan</i> .	Submitted to the WAPC
Not yet assigned	LPS3 land use definition and permissibility amendments to align with the deemed provisions of the LPS Regulations in relation to short-term rental accommodation.	Currently being advertised

**7.3 Appendix 3 – Local development plans**

Local development plan	Approval date	Expiration date	Local development plan overview
Akin Currambine LDP	3 August 2023	3 August 2033	Development provisions for the residential lots within Currambine Akin Estate.
Burns Beach LDP	5 August 2021	5 August 2031	Development provisions for the residential lots within the Burns Beach Northern Design Precinct.
Currajong Crescent LDP	14 March 2019	14 March 2029	Development provisions for residential lots at HN30-40 Currajong Crescent, Craigie.
Greenwood LDP	26 October 2020	26 October 2030	Development provisions for residential lots at the former East Greenwood Primary School site.
Iluka LDP No. 1	16 July 2018	16 July 2028	Development provisions for the Iluka Local Centre (northern lots).
Iluka LDP No. 2	16 July 2018	16 July 2028	Development provisions for the Iluka Local Centre (southern lots).
MacNaughton Crescent LDP	2 October 2018	2 October 2028	Development provisions for residential lots along Darroch Loop and MacNaughton Crescent, Kinross.

**7.4 Appendix 4 – Local planning policies**

Local planning policy	Approval date	Date of last review	Local planning policy overview
Advertisements LPP	March 2021	March 2021	Provisions for advertising signage.
Alfresco Activities LPP	June 1999	In progress	Provisions for alfresco activities on City owned or managed land.
Childcare Premises LPP	June 1999	February 2022	Provisions for the siting and design of childcare premises.
Closure of Pedestrian Accessways LPP	April 2001	August 2020	Guidance for assessing closure of pedestrian accessways.
Coastal LPP	April 2017	December 2022	Considerations for development of lots subject to coastal hazard risks.
Commercial, Mixed Use and Service Commercial Zone LPP	October 2018	August 2023	Provisions for non-residential development on commercial, mixed use and service commercial zoned lots.
Consulting Rooms LPP	June 2013	March 2020	Provisions for consulting rooms in the residential zone.
Container Deposit Scheme Infrastructure LPP	August 2020	N/A	Provisions for infrastructure associated with container deposit schemes.
Development in Housing Opportunity Areas LPP	March 2021	In progress	Provisions for residential development within housing opportunity areas.
Development Proposals before the State Administrative Tribunal LPP	October 2005	March 2023	Procedures for planning decisions subject to review at the State Administrative Tribunal.
Environmentally Sustainable Design LPP	March 2011	December 2022	Provisions for environmentally sustainable design (excluding single and grouped dwellings, internal fit outs and minor extensions).
Home Business LPP	September 1999	May 2022	Provisions for home businesses.
Joondalup Design Review Panel LPP	May 2021	September 2024	Processes and referral requirements for planning proposals to the Joondalup Design Review Panel.
Light Industry Zone LPP	October 2018	August 2023	Provisions for development on land zoned light industry.



Local planning policy	Approval date	Date of last review	Local planning policy overview
McLarty Avenue LPP	June 2017	December 2022	Provisions for development within Lot 9000 Joondalup Drive and Lot 999 Piccadilly Drive, Joondalup.
Medium-density Single House Development Standards LPP	June 2017	December 2023	Provisions for development in specific lots within Kinross.
Minor Residential Development LPP	December 2022	N/A	Provisions for minor development on private property.
Non-residential Development in the Residential Zone LPP	October 2018	March 2020	Provisions for non-residential development in the residential zone.
Planning Consultation LPP	March 2020	December 2022	Procedures for community consultation of planning proposals.
Private Community Purposes Zone LPP	October 2018	In progress	Provisions for non-residential development on land zoned private community purposes.
Requests for Sale of Public Open Space Reserves LPP	September 2006	December 2022	Considerations for the sale of public open space reserves.
Residential Development LPP	December 2015	In progress	Provisions for residential development outside housing opportunity areas and in housing opportunity areas where designed for the base R20 code.
Short-term Accommodation LPP	September 2011	In progress	Provisions for short-term rental accommodation.
Subdivision and Dwelling Development Adjoining Areas of Public Open Space LPP	October 2009	November 2012	Provisions for subdivision and dwelling developments adjoining areas of public space.
Telecommunications Infrastructure LPP	December 2002	March 2020	Procedures for above ground telecommunications infrastructure (excluding low-impact facilities).



7.5 Appendix 5 – State planning policies and position statement review (2023)

State planning policy	Policy overview	Phase 2 actions
<i>State Planning Policy 2.6: Coastal Planning</i> (SPP 2.6)	<p>SPP 2.6 provides for the long-term sustainability of Western Australia's coast and is relevant to local governments that contain coastal areas. The purpose of the policy is to provide guidance for decision-making within the coastal zone including management of foreshore reserves and protecting, conserving and enhancing coastal values.</p> <p>SPP 2.6 outlines criteria for the consideration of development and settlement arrangements, including building height limits within local planning frameworks and management of water resources. It further acknowledges the importance of coastal planning strategies, coastal hazard risk management approaches, coastal foreshore reserves and community participation in coastal planning.</p>	<p>Phase 2 – Action not required.</p> <p><i>Future action:</i> Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>
<i>Draft State Planning Policy 2.9: Planning for Water</i> (SPP 2.9)	<p>SPP 2.9 seeks to ensure that planning and development considers appropriate water resource management measures to achieve optimal water resource outcomes. The policy establishes objectives relating to improving environmental, social, cultural and economic values of water resources; protecting public health through appropriate water supply and wastewater infrastructure; sustainable use of water resources and managing the risk of flooding and water related impacts of climate change on people, property and infrastructure.</p>	<p>Phase 2 – Action not required.</p> <p><i>Future action:</i> Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>
<i>State Planning Policy 3.6: Infrastructure Contributions</i> (SPP 3.6)	<p>SPP 3.6 sets out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas. The policy establishes objectives to coordinate the efficient and effective delivery of infrastructure to support population growth and development; provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure and provide the framework for a transparent, equitable, and accountable system for apportioning, collecting and spending contributions.</p>	<p>Phase 2 – Internal review/investigation</p> <p>Issue investigation paper to explore issues and options for development contribution schemes for infill development.</p> <p><i>Future action:</i> Further action to address this State Planning Policy may be required as part of future project</p>



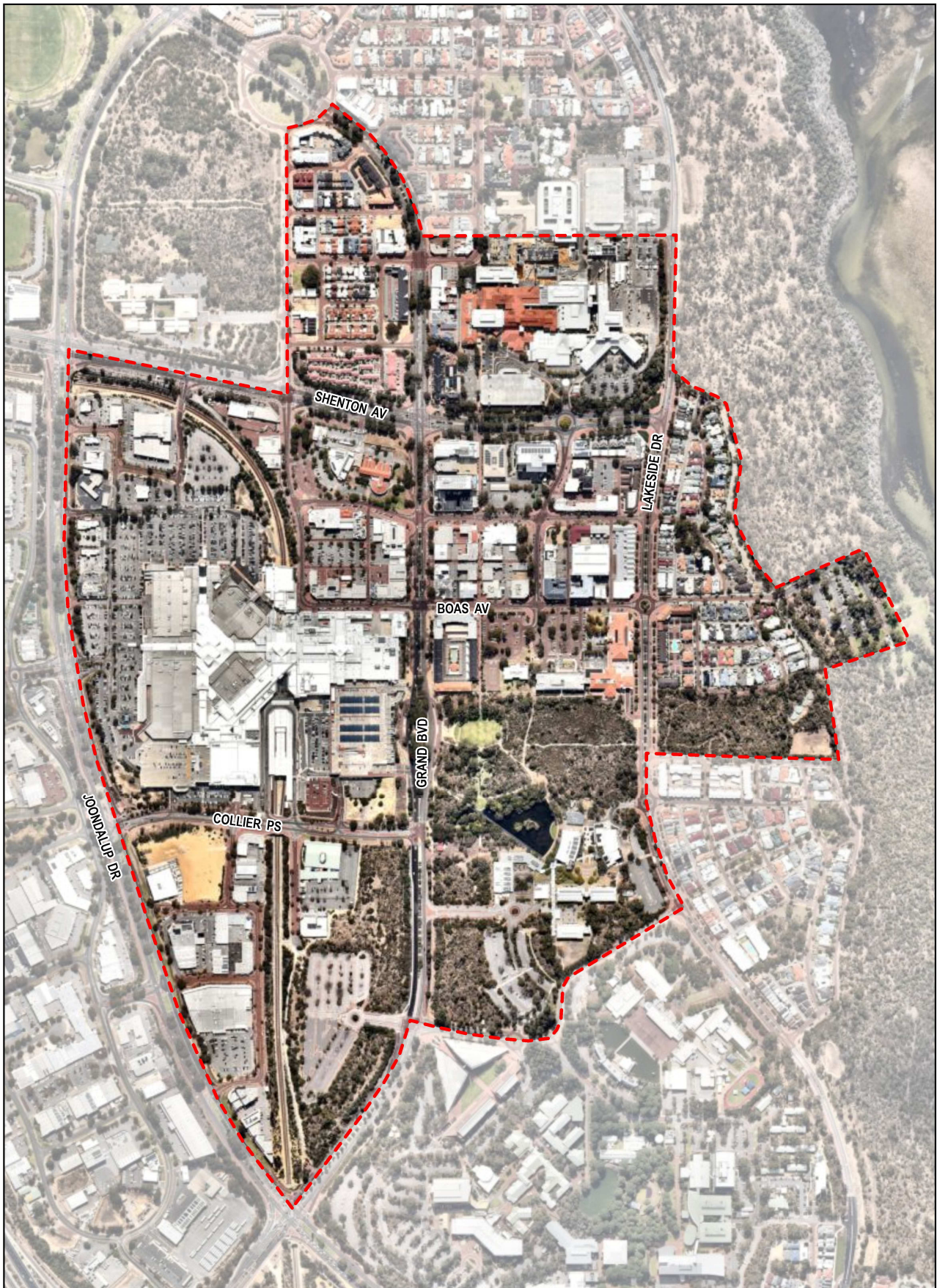
State planning policy	Policy overview	Phase 2 actions
		phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.
<i>State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7)</i>	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasizes the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but are proposed to be developed in a way that introduces a bushfire hazard.</p>	<p>Phase 2 – Action not required.</p> <p><i>Future action:</i> Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>
<i>Draft State Planning Policy 4.2: Activity Centres for Perth and Peel (SPP 4.2)</i>	<p>Draft SPP 4.2 and its Guidelines applies to the preparation and assessment of the relevant components of planning instruments that relate to activity centres within the Metropolitan (Perth), Peel and Greater Bunbury Region Scheme areas. Draft SPP 4.2 seeks to provide a consistent approach for the planning and development of a hierarchy and network of activity centres that meets community needs, and provides economic and environmental benefits, enables the distribution of a broad range of goods and services, and facilitates retail, commercial and mixed-use developments.</p> <p>The policy identifies that a needs analysis should be prepared as part of the background analysis step of preparing a local planning strategy. The analysis (Needs Assessment) provides an information base to support decision making by including an assessment of projected retail, commercial and entertainment land use needs of communities in a local government area and its surrounds.</p> <p>Draft SPP 4.2 encourages the preparation of precinct structure plans for strategic, secondary district and specialized activity centres. neighbourhood</p>	<p>Phase 2 – Technical study: Review of the Local Commercial Strategy to align with the requirements of the draft SPP 4.2.</p> <p><i>Future action:</i> Further action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of the review of the Local Commercial Strategy and strategic options development.</p>



State planning policy	Policy overview	Phase 2 actions
	and local activity centres may require either a precinct structure plan or local development plan, at the discretion of the decision maker.	
<i>State Planning Policy 5.4: Road and Rail Noise (SPP 5.4)</i>	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p> <p>This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process to avoid land use conflict and achieve better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors. SPP 5.4 is supplemented by the Road and Rail Noise Guidelines.</p>	<p>Phase 2 – Action not required.</p> <p><i>Future action:</i> Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>
<i>State Planning Policy 7.2: Precinct Design (SPP 7.2)</i>	<p>SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes for precincts within Western Australia. The policy recognizes that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development. Objectives of the policy include ensuring that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic and environmental benefit to those who use them.</p> <p>Precinct types include activity centres, station precincts, urban corridors, residential infill and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.</p>	<p>Phase 2 – Technical study: Review of the Local Commercial Strategy to align with the requirements of the SPP 7.2.</p> <p><i>Future action:</i> Further action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of the Local Commercial Strategy review and strategic options development.</p>
Residential Accommodation for	This position statement has been prepared by the WAPC to outline the requirement to support the provision of residential accommodation for ageing persons within Western Australia's local government planning framework. The	Phase 2 – Internal review/investigation:



State planning policy	Policy overview	Phase 2 actions
Ageing Persons Position Statement	position statement seeks to achieve consistent strategic planning consideration of residential accommodation needs for ageing persons in local planning strategies and consistent statutory planning guidance to standardise land use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.	Issues investigation paper to undertake preliminary work required to address the requirements of the WAPC's Residential Accommodation for Ageing Persons Position Statement to inform spatial options.
Draft Planning for Tourism Position Statement	<p>The intent of his position statement is to guide the appropriate location and management of tourism land uses through the planning framework and:</p> <ul style="list-style-type: none"> • Facilitate acceptable development of new and evolving tourism opportunities • Provide high-level of amenity in tourism areas • Deliver quality land use planning outcomes 	<p>Phase 2 – Action not required.</p> <p><i>Future action:</i> Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>





Alfresco Activities Local Planning Policy

Responsible directorate: Planning and Community Development

- Objective:**
- To ensure alfresco activities are appropriate to the character and functions of the area in which they are proposed to be located.
 - To encourage high quality, pedestrian friendly, street-activated development that integrates with surrounding areas and enhances the streetscape whilst limiting any impact on adjoining properties.
 - To ensure any alfresco activities and incidental structures do not impact on the movement of pedestrians and vehicles, and do not impact on the future works required within the road reserve.
 - To maintain an open and accessible public space that retains the functionality and appearance of being publicly available to all pedestrians, whether paying customers or not.

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 shall apply to all alfresco activities situated on City owned or managed land, typically within a road reserve (excluding any regional road reserve).

3. Definitions:

“alfresco activities” means the consumption of food and beverages by the general public that are located generally within the verge which are an extension of an existing adjacent business.

“alfresco zone” means the area of the verge or other public space where alfresco activities are permitted.

“kerbside zone” means the area between the road and the alfresco zone, which ensures that adequate space is provided between the alfresco zone and roadside activities.

“pedestrian zone” means the area that provides a continuous and unobstructed pathway.

“regional road” means a road reserve identified under the *Metropolitan Region Scheme* as an other regional road or primary regional road.

“verge” means the space between the property boundary and the road, commonly occupied by footpath or landscaping.

“visually permeable” means the same as that defined under the *State Planning Policy 7.3: Residential Design Codes*.

4. **Statement:**

The City encourages alfresco activities as a means of increasing vibrancy and choice for residents and visitors. It seeks to achieve this in a balanced way by employing a system of zones which take into consideration pedestrian safety, traffic flow and local amenity for residents and other commercial operators. As such, this local planning policy has been developed as a framework to guide the planning approval process for alfresco activities.

5. **Details:**

In determining the appropriateness of any alfresco activities within the City of Joondalup, the following will apply:

5.1. **Alfresco location:**

- a. Notwithstanding the Zone configurations identified below, all alfresco activities shall provide a 1 metre minimum setback from bus stops, fire hydrants, public telephones, electrical distribution boxes or any other public infrastructure.
- b. Alfresco activities located outside of the site-specific areas identified in Figures 2 and 3 are to comply with the following and be configured in the manner illustrated in Figure 1:

Pedestrian zone:	2 metres minimum width.
Alfresco zone:	Any area between the pedestrian zone and the kerbside zone.
Kerbside zone:	0.5 metres (kerbside zone abuts on-street parking) or 1 metre minimum (kerbside zone abuts a lane of traffic)

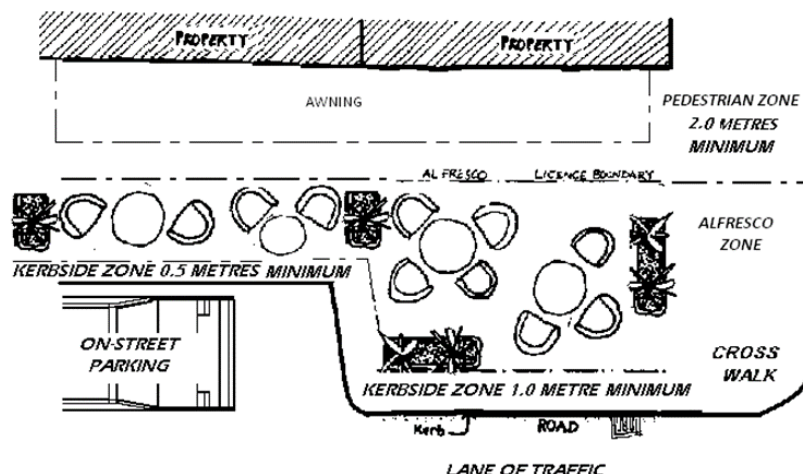


Figure 1. General standard for alfresco location

- c. Alfresco activities located on Lakeside Drive or Central Walk are to comply with the following and be configured in the manner illustrated in Figure 2 or 3 respectively:

Lakeside Drive:	
Pedestrian zone:	2.5 metres minimum width
Alfresco zone:	Any area between the pedestrian zone and kerbside zone
Kerbside zone:	1.5 metres minimum width

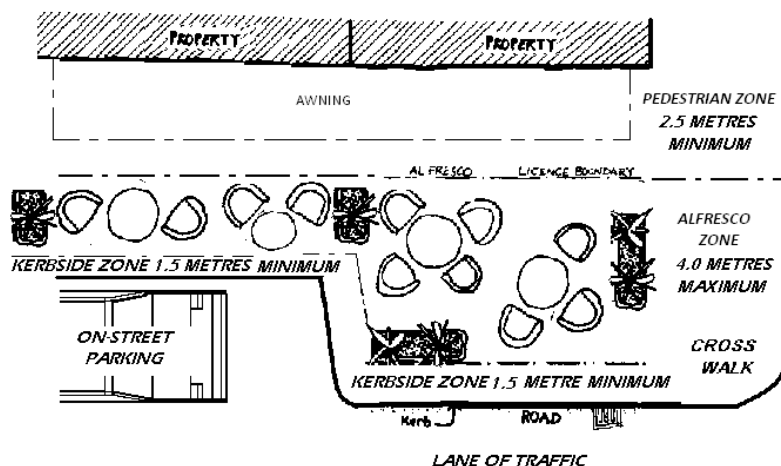


Figure 2. Alfresco Location for Lakeside Drive

Central Walk:	
Pedestrian zone:	2.5 metres minimum width
Alfresco zone:	Any area between the pedestrian zone and kerbside zone
Kerbside zone:	1.5 metres minimum width

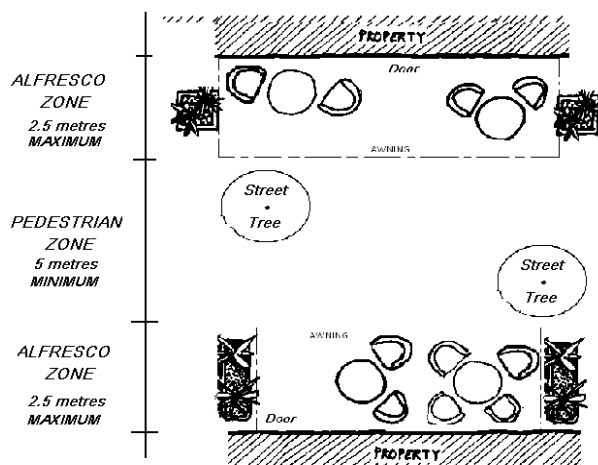


Figure 3. Alfresco location for Central Walk

- d. For the purpose of buildings with frontage to both Central Walk and Boas Avenue/Reid Promenade, alfresco activities may abut the building along both frontages and be located beneath awnings where provided in accordance with Figure 4.

Alfresco activities located along the Boas Avenue frontage must conform to the dimensions for the Alfresco, Pedestrian and Kerbside zones as specified in Figure 1.

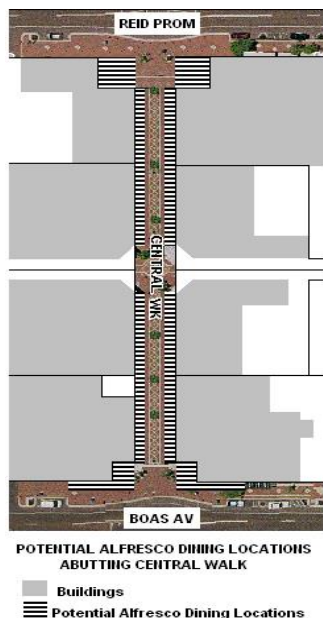


Figure 4. Alfresco location for buildings abutting Central Walk – between Boas Avenue and Reid Promenade

5.2. Planning requirements:

- a. The proposed alfresco activities must be associated with, and located adjacent to, a commercial tenancy which prepares and serves food and beverages to customers which has been granted planning approval by the City or is a permitted ("P") as designated under the City's *Local Planning Scheme No 3*.
- b. Consideration may be given to alfresco activities which extend beyond the area directly adjacent a commercial tenancy; however, this will require development approval to be issued prior to commencement and will be determined on a case-by-case basis taking into account the objectives of this policy, *Local Planning Scheme No 3* and any relevant activity/structure plan.
- c. Alfresco activities may include the following within the applicable alfresco zone:
 - i. non-permanent furniture or fixtures, including but not limited to, fencing/ barriers, planter boxes, umbrellas, chairs and tables, and may include signage affixed to this furniture which is associated with the approved use of the adjacent tenancy.
 - ii. Café-blinds which are retractable, clear (visually permeable), contained within the alfresco zone and do not require any additional posts or support structures which are permanent in nature.
 - iii. All works, furniture and structures are removed from the alfresco zone outside of the operating hours of the associated business.
- d. Alfresco activities may not include:
 - i. Permanent furniture, fixtures or structures.
 - ii. Signage which is not affixed to any permitted furniture, fixtures or barriers and/or signage which is not incidental with the approved use of the adjacent tenancy.
 - iii. Any retail display/sale of goods from the alfresco zone.
 - iv. Any other use/development which is not incidental or associated with the operation of the adjacent tenancy.

5.3. Management

- a. The applicant is solely responsible for all costs associated with the removal, alteration, repair, reinstatement or reconstruction (to the satisfaction of the City) of the street carriageway, footpath, verge infrastructure or any part thereof arising from the alfresco activities.
- b. Council will accept no responsibility or liability for any interruption to business caused by the need for Council, other Authority or adjoining development to carry out any type of maintenance works or new development on or in the vicinity of the alfresco activities.

6. Requirement for development approval:

- a. In accordance with Schedule 2, Part 7, clause 61(2)(e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), any proposed alfresco activities which demonstrate compliance with the provisions of this policy (to the satisfaction of the City) is exempt from the need for development approval.
- b. The City's Alfresco Activities Checklist must be completed by the applicant to certify compliance with the provisions of this policy and be submitted with an application for an Outdoor Eating Permit.
- c. If the proposed alfresco activities do not comply with any of the provisions of this policy, the proposal will not be exempt from the requirement to obtain development approval and an Application to Commence Development form (and associated fee) will need to be submitted to the City and approved prior to the lodgement of an application for an Outdoor Eating Permit.

7. Public consultation:

- a. Refer to the City's *Planning Consultation Local Planning Policy*.

Creation date:	June 1999 CJ213-06/99
Formerly:	
Amendments:	CJ024-02/04, CJ052-04/08, CJ225-10/09, CJ032-03/12, CJ119-08/20
Last reviewed:	August 2020 CJ119-08/20
Related documentation:	<ul style="list-style-type: none">• City of Joondalup Alfresco Activities Checklist• City of Joondalup Local Planning Scheme No 3• Local Government and Public Property Local Law 2014• Metropolitan Region Scheme• Planning and Development (Local Planning Scheme) Regulations 2015• State Planning Policy 7.3: Residential Design Codes
File reference:	03360

Alfresco ~~Activities~~Spaces Local Planning Policy

Responsible directorate: Planning and Community Development

Objective:

~~To ensure alfresco activities are appropriate to the character and functions of the area in which they are proposed to be located.~~

~~To encourage high quality, pedestrian friendly, street-activated development that integrates with surrounding areas and enhances the streetscape whilst limiting any impact on adjoining properties.~~

~~To ensure any alfresco activities and incidental structures do not impact on the movement of pedestrians and vehicles, and do not impact on the future works required within the road reserve.~~

~~To maintain an open and accessible public space that retains the functionality and appearance of being publicly available to all pedestrians, whether paying customers or not.~~

- To support businesses seeking to contribute to the activation of the public realm through the provision of alfresco spaces by reducing the regulatory burden of the planning framework.
- To exempt certain forms of alfresco spaces from the requirement for development approval.
- To provide a framework for the assessment of development applications which are required for certain forms of alfresco spaces.

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 shall apply to all alfresco ~~activities~~spaces situated on City owned or managed land, typically within a road reserve (excluding any regional road reserve).

3. Definitions:

“alfresco activities spaces” means extensions of existing businesses into the adjacent public realm. These spaces may or may not be designed for the consumption of food and beverages. Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space.

~~means the consumption of food and beverages by the general public that are located generally within the verge which are an extension of an existing adjacent business.~~

“public realm” means all public spaces situated on City owned or managed land including verges, reserves/public open space, civic squares and other areas used by and accessible to the community.

“regional road” means a road reserve identified under the *Metropolitan Region Scheme* as an other regional road or primary regional road.

“temporary furniture” means furniture that is not fixed in place and that is removed from the public realm outside of the operating hours of the associated business.

“verge” means the space between the property boundary and the road, commonly occupied by footpath or landscaping.

“vergelet” means furniture that may remain in the public realm outside of the operating hours of the associated business. Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.

“alfresco zone” means the area of the verge or other public space where alfresco activities are permitted.

“kerbside zone” means the area between the road and the alfresco zone, which ensures that adequate space is provided between the alfresco zone and roadside activities.

“pedestrian zone” means the area that provides a continuous and unobstructed pathway.

“visually permeable” means the same as that defined under the *State Planning Policy 7.3: Residential Design Codes*.

4. Statement:

~~The City encourages alfresco activities as a means of increasing vibrancy and choice for residents and visitors. It seeks to achieve this in a balanced way by employing a system of zones which take into consideration pedestrian safety, traffic flow and local amenity for residents and other commercial operators. As such, this local planning policy has been developed as a framework to guide the planning approval process for alfresco activities.~~

The *Planning and Development (Local Planning Schemes) Regulations 2015* identify development which is exempt from requiring development (planning) approval across Western Australia. The Regulations allow local governments to prepare local planning policies which specify additional development that is exempt from development approval.

The City recognises the benefits provided by alfresco spaces, which can contribute to the activation and vibrancy of the public realm. This local planning policy provides exemptions from the need to obtain development approval for some forms of alfresco spaces. Where an

application for development approval is required, this local planning policy provides a framework to guide the assessment of development applications.

5. Details:

~~In determining the appropriateness of any alfresco activities within the City of Joondalup, the following will apply:~~

~~5.1. Alfresco location:~~

- ~~a. Notwithstanding the Zone configurations identified below, all alfresco activities shall provide a 1 metre minimum setback from bus stops, fire hydrants, public telephones, electrical distribution boxes or any other public infrastructure.~~
- ~~b. Alfresco activities located outside of the site specific areas identified in Figures 2 and 3 are to comply with the following and be configured in the manner illustrated in Figure 1:~~

Pedestrian zone:	2-metres minimum width.
Alfresco zone:	Any area between the pedestrian zone and the kerbside zone.
Kerbside zone:	0.5 metres (kerbside zone abuts on-street parking) or 1 metre minimum (kerbside zone abuts a lane of traffic)

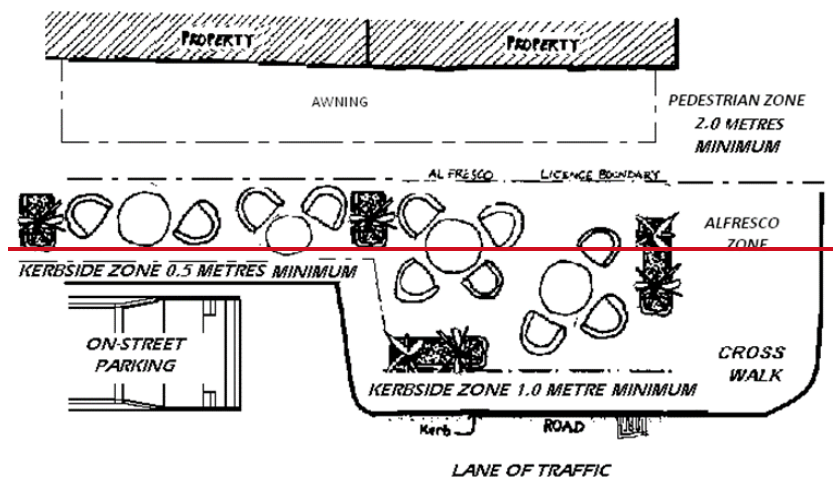


Figure 1. General standard for alfresco location

- e. Alfresco activities located on Lakeside Drive or Central Walk are to comply with the following and be configured in the manner illustrated in Figure 2 or 3 respectively:

Lakeside Drive:	
Pedestrian zone:	2.5-metres minimum width
Alfresco zone:	Any area between the pedestrian zone and kerbside zone
Kerbside zone:	1.5-metres minimum width

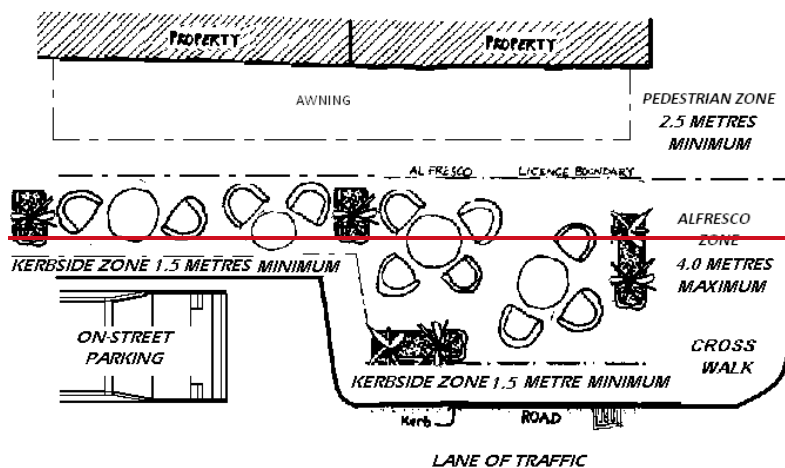


Figure 2. Alfresco Location for Lakeside Drive

Central Walk:	
Pedestrian zone:	2.5 metres minimum width
Alfresco zone:	Any area between the pedestrian zone and kerbside zone
Kerbside zone:	1.5 metres minimum width

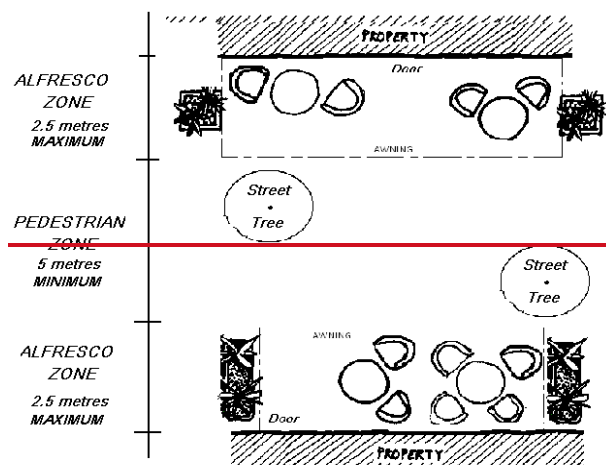


Figure 3. Alfresco location for Central Walk

- d. For the purpose of buildings with frontage to both Central Walk and Boas Avenue/Reid Promenade, alfresco activities may abut the building along both frontages and be located beneath awnings where provided in accordance with Figure 4.

Alfresco activities located along the Boas Avenue frontage must conform to the dimensions for the Alfresco, Pedestrian and Kerbside zones as specified in Figure 1.

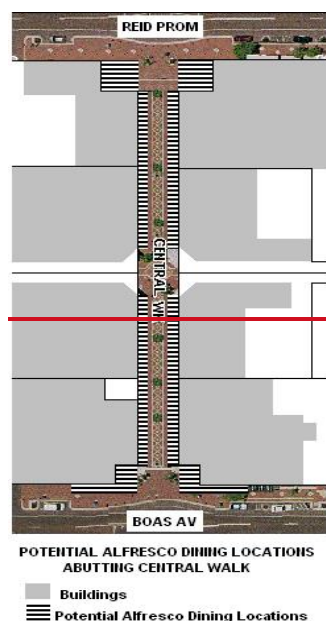


Figure 4. Alfresco location for buildings abutting Central Walk between Boas Avenue and Reid Promenade

5.2. Planning requirements:

- a. ~~The proposed alfresco activities must be associated with, and located adjacent to, a commercial tenancy which prepares and serves food and beverages to customers which has been granted planning approval by the City or is a permitted ("P") as designated under the City's Local Planning Scheme No 3.~~
- b. ~~Consideration may be given to alfresco activities which extend beyond the area directly adjacent a commercial tenancy; however, this will require development approval to be issued prior to commencement and will be determined on a case-by-case basis taking into account the objectives of this policy, Local Planning Scheme No 3 and any relevant activity/structure plan.~~
- c. ~~Alfresco activities may include the following within the applicable alfresco zone:~~
 - i. ~~non-permanent furniture or fixtures, including but not limited to, fencing/ barriers, planter boxes, umbrellas, chairs and tables, and may include signage affixed to this furniture which is associated with the approved use of the adjacent tenancy.~~
 - ii. ~~Café blinds which are retractable, clear (visually permeable), contained within the alfresco zone and do not require any additional posts or support structures which are permanent in nature.~~
 - iii. ~~All works, furniture and structures are removed from the alfresco zone outside of the operating hours of the associated business.~~
- d. ~~Alfresco activities may not include:~~
 - i. ~~Permanent furniture, fixtures or structures.~~
 - ii. ~~Signage which is not affixed to any permitted furniture, fixtures or barriers and/or signage which is not incidental with the approved use of the adjacent tenancy.~~
 - iii. ~~Any retail display/sale of goods from the alfresco zone.~~
 - iv. ~~Any other use/development which is not incidental or associated with the operation of the adjacent tenancy.~~

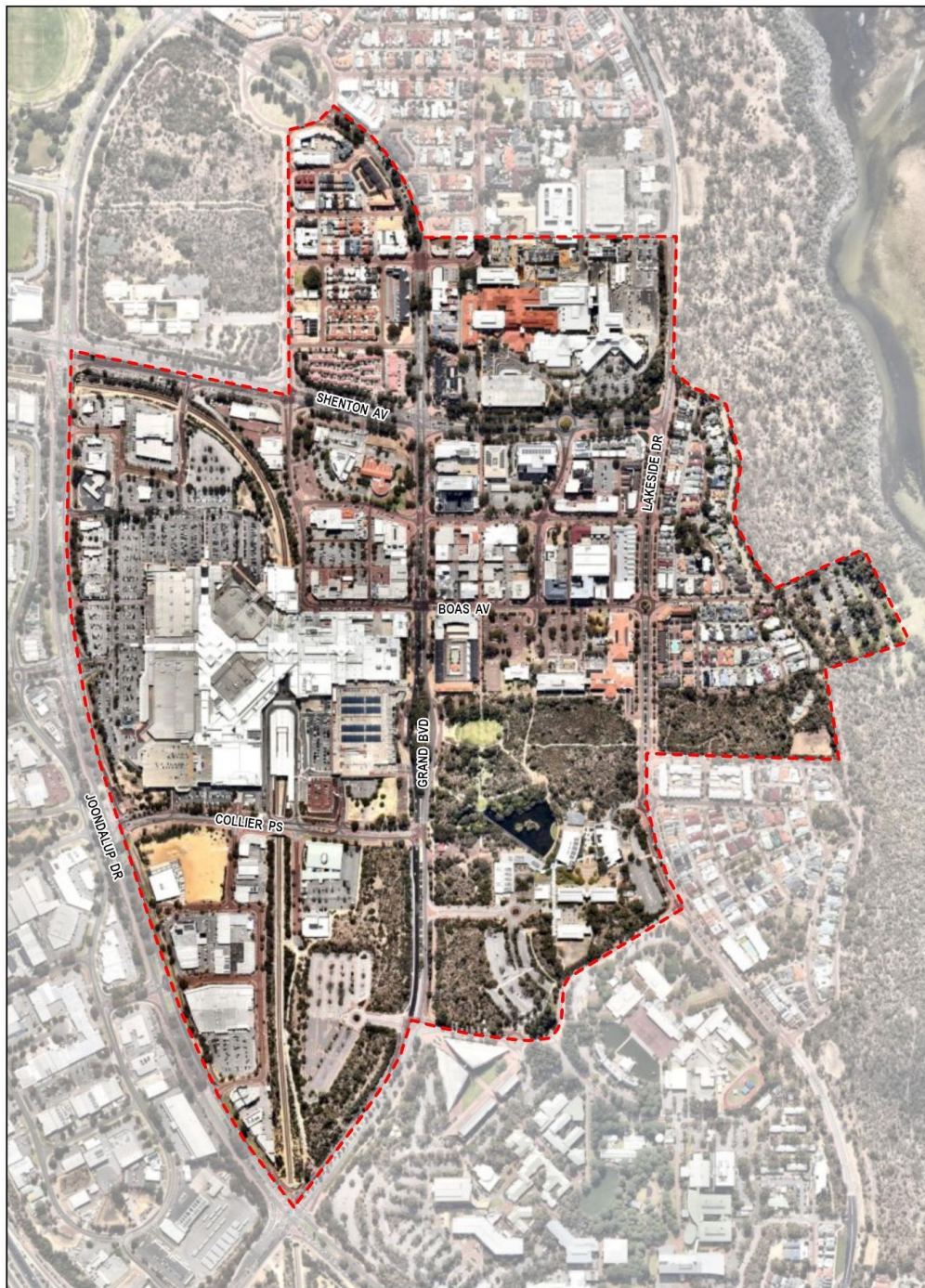
5.1. Exemptions from development approval

The Alfresco Spaces Exemptions table of this local planning policy (Table 1) applies to the forms of alfresco spaces as stated. Where an application for development approval is required, the proposed development will be assessed against the corresponding 'Development Objectives' set out in Table 1. Additional guidance for each form of alfresco space is provided in the 'Guidance' column.

Table 1 – Alfresco Spaces Exemptions

<u>Form of alfresco space</u>	<u>Development approval requirements</u>	<u>Development Objectives</u>	<u>Guidance</u>
<u>Temporary furniture</u>	<u>Exempt from the need for development approval.</u>	<u>Refer to the <i>Alfresco Spaces Guidelines</i>.</u>	<u>A permit is required under the <i>Local Government and Public Property Local Law 2014</i> - refer to the <i>Alfresco Spaces Guidelines</i>.</u>
<u>Vergelets</u>	<p><u>Within the Joondalup City Centre (refer Figure 1)</u></p> <ul style="list-style-type: none"> <u>Exempt from the need for development approval.</u> <p><u>Outside of the Joondalup City Centre (refer Figure 1)</u></p> <ul style="list-style-type: none"> <u>Development approval required.</u> 	<u>Refer to the <i>Alfresco Spaces Guidelines</i>.</u>	<u>A permit is required under the <i>Local Government and Public Property Local Law 2014</i> - refer to the <i>Alfresco Spaces Guidelines</i>.</u>
<u>Any form of alfresco space which does not meet the definition of temporary furniture or vergelet.</u>	<u>Development approval required.</u>	<p><u>Proposed development is to:</u></p> <ul style="list-style-type: none"> <u>a) Be high-quality and pedestrian friendly.</u> <u>b) Integrate with the surrounding area and enhance the streetscape.</u> <u>c) Be appropriate to the character and functions of the area in which they are located.</u> <u>d) Not impact on the movement of pedestrians and vehicles, adjoining properties, access to services, or works required in the public realm.</u> <u>e) Maintain an open public realm which is accessible to all.</u> 	<u>Assessment of development application is to have regard to the <i>Alfresco Spaces Guidelines</i>.</u>

Figure 1 – Joondalup City Centre



5.3. Management

- ~~a. The applicant is solely responsible for all costs associated with the removal, alteration, repair, reinstatement or reconstruction (to the satisfaction of the City) of the street carriageway, footpath, verge infrastructure or any part thereof arising from the alfresco activities.~~
- ~~b.a. Council will accept no responsibility or liability for any interruption to business caused by the need for Council, other Authority or adjoining development to carry out any type of maintenance works or new development on or in the vicinity of the alfresco activities.~~

Requirement for development approval:

- ~~a. In accordance with Schedule 2, Part 7, clause 61(2)(e) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), any proposed alfresco activities which demonstrate compliance with the provisions of this policy (to the satisfaction of the City) is exempt from the need for development approval.~~
- ~~b. The City's Alfresco Activities Checklist must be completed by the applicant to certify compliance with the provisions of this policy and be submitted with an application for an Outdoor Eating Permit.~~
- ~~c. If the proposed alfresco activities do not comply with any of the provisions of this policy, the proposal will not be exempt from the requirement to obtain development approval and an Application to Commence Development form (and associated fee) will need to be submitted to the City and approved prior to the lodgement of an application for an Outdoor Eating Permit.~~

5.2 Public consultation:

Where a development application is required, Rrefer to the City's *Planning Consultation Local Planning Policy*.

Creation date:	June 1999 CJ213-06/99
Formerly:	<u>Alfresco Activities Local Planning Policy</u>
Amendments:	CJ024-02/04, CJ052-04/08, CJ225-10/09, CJ032-03/12, CJ119-08/20
Last reviewed:	<u>August 2020 CJ119-08/20</u> Month 2024 (CJXXX-XX/XX)
Related documentation:	<ul style="list-style-type: none"> City of Joondalup Alfresco Activities Checklist <u>Alfresco Spaces Guidelines</u> City of Joondalup Local Planning Scheme No 3 Local Government and Public Property Local Law 2014 Metropolitan Region Scheme

- Planning and Development (Local Planning Scheme) Regulations 2015
- ~~State Planning Policy 7.3: Residential Design Codes~~

File reference:

03360

Alfresco Spaces Local Planning Policy

Responsible directorate: Planning and Community Development

Objective:

- To support businesses seeking to contribute to the activation of the public realm through the provision of alfresco spaces by reducing the regulatory burden of the planning framework.
- To exempt certain forms of alfresco spaces from the requirement for development approval.
- To provide a framework for the assessment of development applications which are required for certain forms of alfresco spaces.

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 shall apply to all alfresco spaces situated on City owned or managed land, typically within a road reserve (excluding any regional road reserve).

3. Definitions:

“alfresco spaces” means extensions of existing businesses into the adjacent public realm. These spaces may or may not be designed for the consumption of food and beverages. Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space.

“public realm” means all public spaces situated on City owned or managed land including verges, reserves/public open space, civic squares and other areas used by and accessible to the community.

“regional road” means a road reserve identified under the *Metropolitan Region Scheme* as an other regional road or primary regional road.

“temporary furniture” means furniture that is not fixed in place and that is removed from the public realm outside of the operating hours of the associated business.

“**verge**” means the space between the property boundary and the road, commonly occupied by footpath or landscaping.

“**vergelet**” means furniture that may remain in the public realm outside of the operating hours of the associated business. Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.

4. Statement:

The *Planning and Development (Local Planning Schemes) Regulations 2015* identify development which is exempt from requiring development (planning) approval across Western Australia. The Regulations allow local governments to prepare local planning policies which specify additional development that is exempt from development approval.

The City recognises the benefits provided by alfresco spaces, which can contribute to the activation and vibrancy of the public realm. This local planning policy provides exemptions from the need to obtain development approval for some forms of alfresco spaces. Where an application for development approval is required, this local planning policy provides a framework to guide the assessment of development applications.

5. Details:

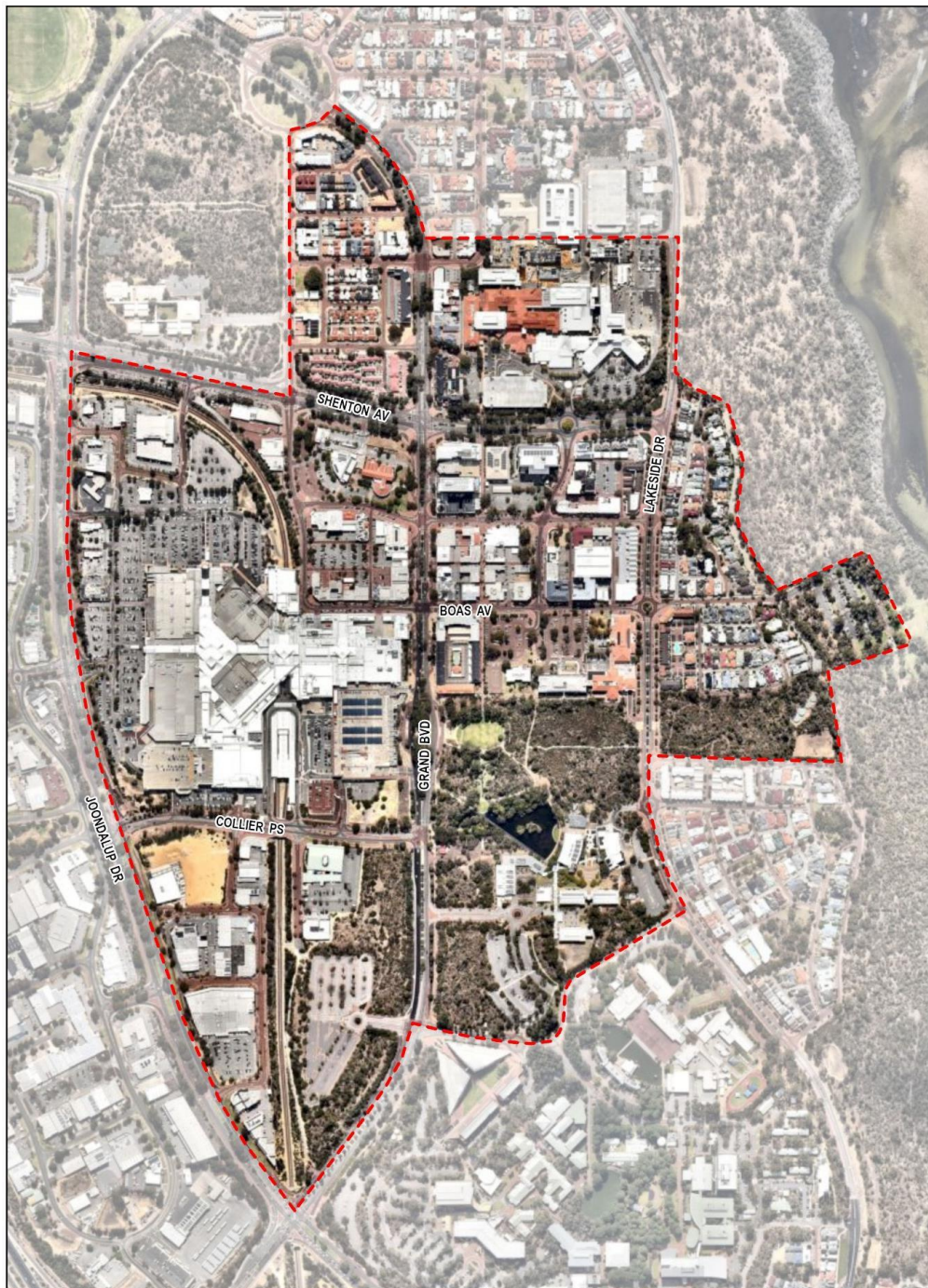
5.1. Exemptions from development approval

The Alfresco Spaces Exemptions table of this local planning policy (Table 1) applies to the forms of alfresco spaces as stated. Where an application for development approval is required, the proposed development will be assessed against the corresponding ‘Development Objectives’ set out in Table 1. Additional guidance for each form of alfresco space is provided in the ‘Guidance’ column.

Table 1 – Alfresco Spaces Exemptions

Form of alfresco space	Development approval requirements	Development Objectives	Guidance
Temporary furniture	Exempt from the need for development approval.	Refer to the <i>Alfresco Spaces Guidelines</i> .	A permit is required under the <i>Local Government and Public Property Local Law 2014</i> - refer to the <i>Alfresco Spaces Guidelines</i> .
Vergelets	<p><u>Within the Joondalup City Centre (refer Figure 1)</u></p> <ul style="list-style-type: none"> Exempt from the need for development approval. <p>Outside of the Joondalup City Centre (refer Figure 1)</p> <ul style="list-style-type: none"> Development approval required. 	Refer to the <i>Alfresco Spaces Guidelines</i> .	<p>A vergelet agreement is required under the <i>Local Government and Public Property Local Law 2014</i> - refer to the <i>Alfresco Spaces Guidelines</i>.</p> <p>Assessment of development application is to have regard to the <i>Alfresco Spaces Guidelines</i>.</p>
Any form of alfresco space which does not meet the definition of temporary furniture or vergelet.	Development approval required.	<p>Proposed development is to:</p> <ol style="list-style-type: none"> Be high-quality and pedestrian friendly. Integrate with the surrounding area and enhance the streetscape. Be appropriate to the character and functions of the area in which they are located. Not impact on the movement of pedestrians and vehicles, adjoining properties, access to services, or works required in the public realm. Maintain an open public realm which is accessible to all. 	Assessment of development application is to have regard to the <i>Alfresco Spaces Guidelines</i> .

Figure 1 – Joondalup City Centre



5.2 Public consultation:

Where a development application is required, refer to the City's *Planning Consultation Local Planning Policy*.

Creation date:	June 1999 CJ213-06/99
Formerly:	Alfresco Activities Local Planning Policy
Amendments:	CJ024-02/04, CJ052-04/08, CJ225-10/09, CJ032-03/12, CJ119-08/20
Last reviewed:	Month 2024 (CJXXX-XX/XX)
Related documentation:	<ul style="list-style-type: none">• Alfresco Spaces Guidelines• City of Joondalup Local Planning Scheme No 3• Local Government and Public Property Local Law 2014• Metropolitan Region Scheme• Planning and Development (Local Planning Scheme) Regulations 2015
File reference:	03360



Alfresco Spaces Guidelines

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2.	Purpose	3
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5.	Location requirements	5
6.	Design requirements	10
7.	Management requirements	11
8.	Application process	12
9.	Definitions	14



1. Background

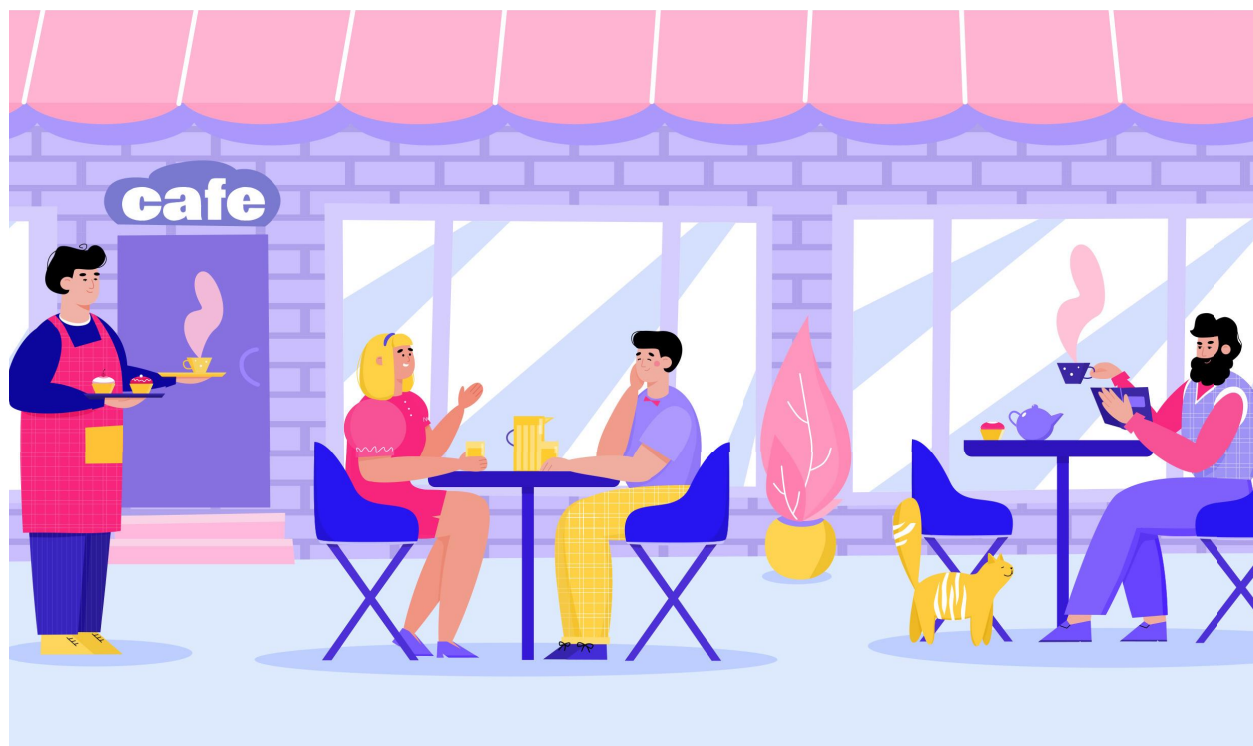
A key focus of the City of Joondalup *Place Activation Strategy* is the activation of the City's places and neighbourhoods to support a unique, iconic identity. **Alfresco spaces** are encouraged as a means of increasing vibrancy and activation of the **public realm**.

2. Purpose

The purpose of the Alfresco Guidelines is to provide guidance on the permissibility, location and design requirements, approval process and management responsibilities for proposals to deliver **alfresco spaces** in the **public realm**.

3. Objectives

- To encourage high quality, pedestrian friendly **alfresco spaces** that integrate with surrounding areas and enhance the streetscape.
- To ensure **alfresco spaces** are appropriate to the character and functions of the area in which they are located.
- To ensure **alfresco spaces** do not impact on the movement of pedestrians and vehicles, adjoining properties, access to services, or works required within the public realm.
- To maintain an open **public realm** which is accessible to all.



Alfresco Spaces Guidelines

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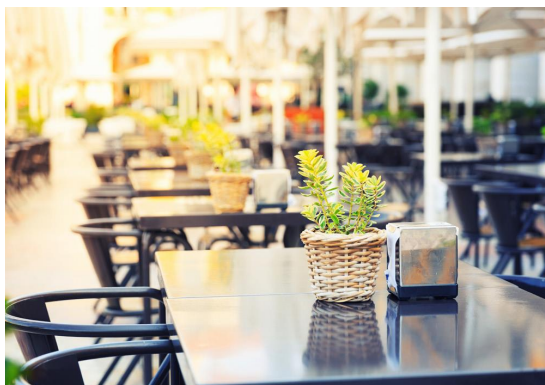
4. Forms of Alfresco Spaces

Alfresco Spaces

Alfresco spaces are extensions of existing businesses into the adjacent **public realm**. These spaces may or may not be designed for the consumption of food and beverages.

Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space.

These Guidelines provide for the following forms of **alfresco spaces**:



Temporary furniture

Furniture that is not fixed in place and that is removed from the **public realm** outside of the operating hours of the associated business.



Vergelet

Furniture that may remain in the **public realm** outside of the operating hours of the associated business.

Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.



5. Location requirements

5.1 The following table outlines where **alfresco spaces** may be supported:

		Joondalup City Centre (refer Figure 1)	Outside Joondalup City Centre (refer Figure 1)
Form of alfresco space	Temporary furniture	Supported	Supported
	Vergelets	Supported	May be supported on a case-by-case basis, subject to discussion with the City

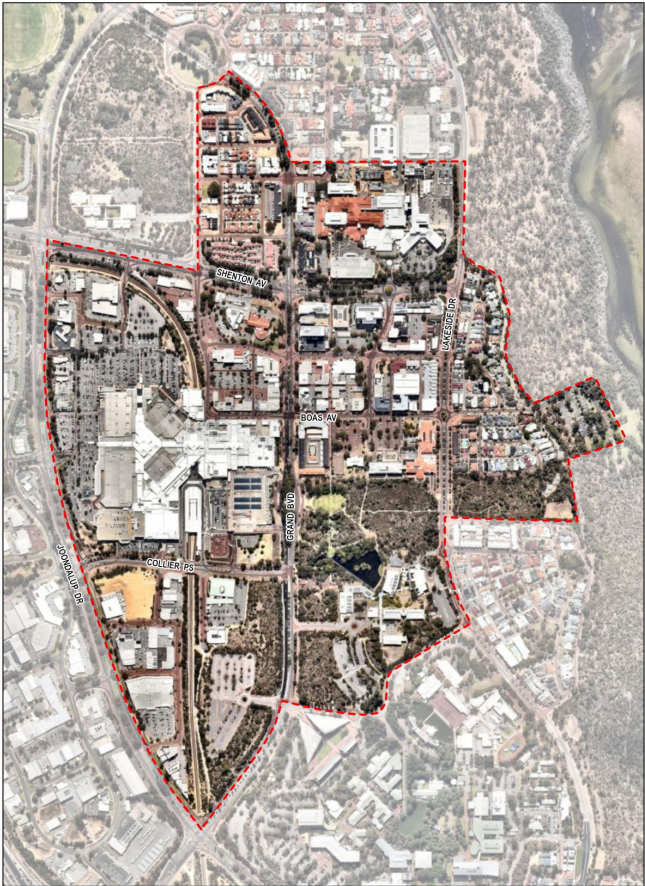


Figure 1 - Joondalup City Centre, as defined in the *Joondalup City Centre Place Activation Plan*

Alfresco Spaces Guidelines

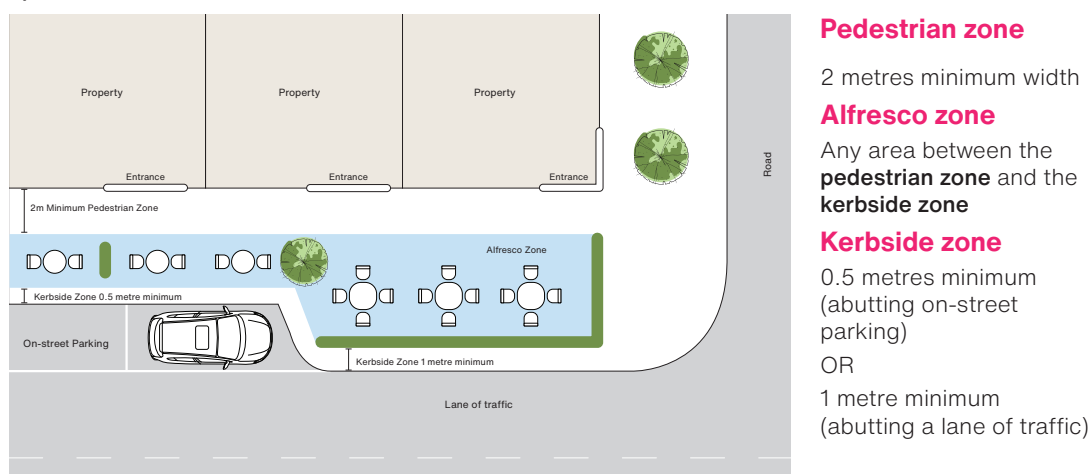
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5.2 The following location requirements apply to both **temporary furniture** and **vergelets**:

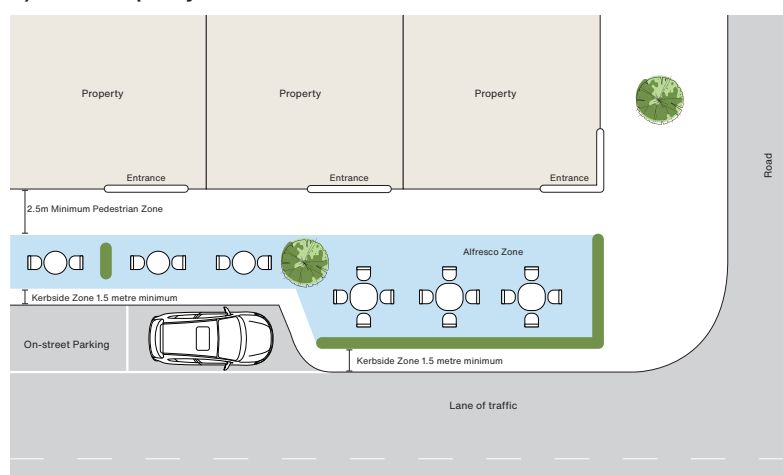
Location requirements	
a	To be located within City owned or managed land, typically within a verge (excluding verges within regional road reserves).
b	To be completely contained within the alfresco zone , as illustrated in Figure 2 . No furniture or fixtures associated with the alfresco space are to protrude into the pedestrian zone or kerbside zone .
c	To be associated with, and located adjacent to, a commercial tenancy which has been granted development (planning) approval by the City or is a permitted ("P") as designated under the City's <i>Local Planning Scheme No 3</i> .
d	Where the alfresco space is proposed to encroach in front of an adjacent property/business, the location must be supported by the adjacent owner and tenant.
e	Notwithstanding the configurations identified in Figure 2 , all alfresco spaces are to provide the following: <ul style="list-style-type: none"> i. 0.5 metre minimum setback from service pits. ii. 1 metre minimum setback from tree bases, bus stops, fire hydrants, public telephones or any other public infrastructure not specifically referred to in this section. iii. 1.5m minimum setback from street light poles and electricity poles. iv. 4m minimum setback from electrical distribution boards. v. Setbacks from intersections and pram ramps in accordance with Figure 3.

Figure 2 – Configurations for alfresco space locations

a) General



b) Joondalup City Centre - Lakeside Drive



Pedestrian zone

2.5 metres minimum width

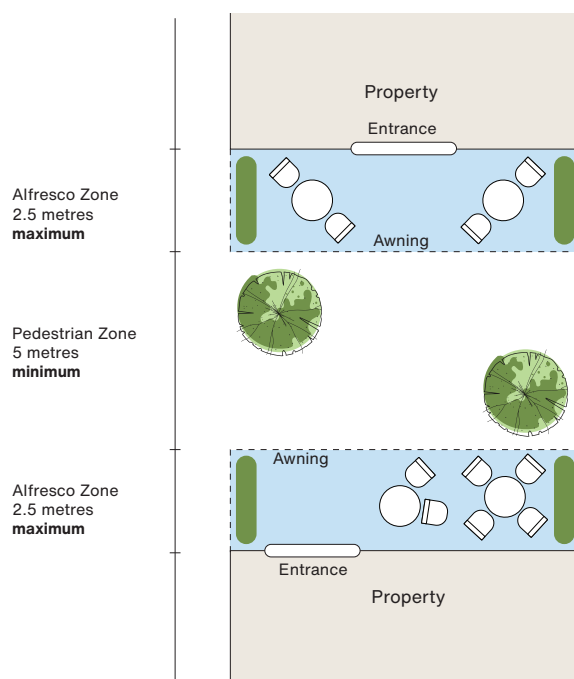
Alfresco zone

Any area between the **pedestrian zone** and the **kerbside zone**

Kerbside zone

1.5 metres minimum width

c) Joondalup City Centre - Central Walk



Pedestrian zone

5 metres minimum width

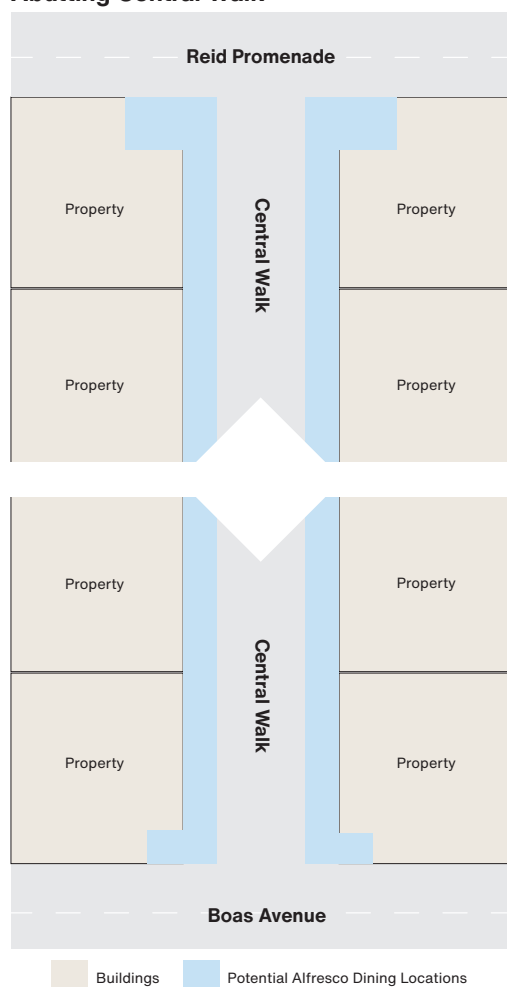
Alfresco zone

2.5m maximum width

Alfresco Spaces Guidelines

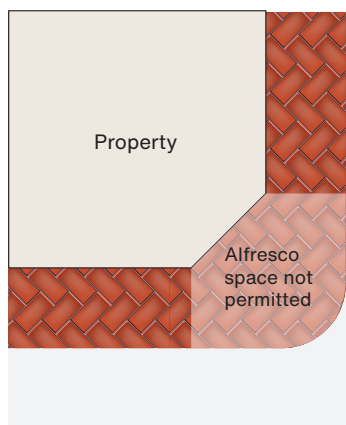
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**Potential Alfresco Dining Locations
Abutting Central Walk**

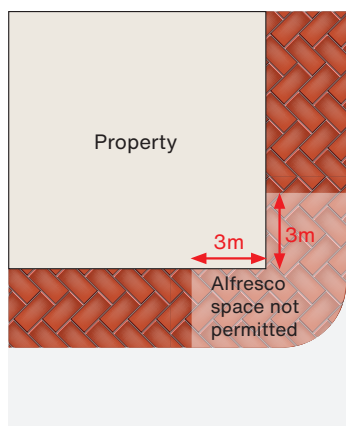


For the purpose of buildings with frontage to both Central Walk and Boas Avenue/Reid Promenade, **alfresco spaces** may abut the building along both frontages and be located beneath awnings where provided in accordance with this figure. **Alfresco spaces** located along the Boas Avenue frontage must conform to the dimensions for the **alfresco, pedestrian and kerbside zones** as specified in Figure 2 (a) - General.

Figure 3 – Required setbacks from intersections and pram ramps



Where property has corner truncation



Where property has no corner truncation



Pram ramp

Alfresco spaces are not permitted within the area between a pram ramp and the adjacent property line

6. Design requirements

6.1 The following design requirements apply to both **temporary furniture** and **vergelets**.

Design requirements	
a	To be well designed, using high quality materials that are durable, attractive and free from sharp edges.
b	To be accessible to all people, including those with prams and mobility aids (such as wheelchairs).
c	Are not to impede pedestrian, cyclist, vehicle or CCTV lines of sight.
d	Furniture and structures are to be visually permeable above 1.2m in height.
e	Umbrellas and similar shelter structures are to have a minimum clearance of 2m from the finished ground level to the lowest part of the umbrella canopy.
f	Signage, where proposed, is to be associated with the use of the adjacent business and is to have planning approval (unless it is one of the classes of signs for which planning approval is not required under the City's <i>Advertisements Local Planning Policy</i>).
g	Furniture and structures are not to negatively impede or divert the natural stormwater or overland flow of the site. Design is to allow for stormwater to access drains without causing harm or hazard to adjoining properties.
h	Where café blinds are proposed, they are to be retractable, clear (visually permeable) and are not to require any additional posts or support structures which are permanent in nature.

6.2 The following design requirements only apply to **temporary furniture**.

Design requirements	
a	Furniture and structures are not to be affixed to City infrastructure.
b	Furniture and structures are to be constructed of solid material that will not be affected by strong wind.

6.3 The following design requirements only apply to **vergelets**.

Design requirements	
a	Furniture and structures are to be affixed or weighted to the satisfaction of the City.
b	Where furniture is proposed to be attached to a decked platform, the surface of the platform is to be firm and slip-resistant, with a texture that is traversable by prams and mobility aids (such as wheelchairs).
c	Furniture and structures must be able to be removed within a 24-hour period where required to carry out street improvement, maintenance works or emergencies.
d	Solar-powered lighting elements are strongly encouraged.

7. Management requirements

7.1 The following management requirements apply to both **temporary furniture** and **vergelets**.

Design requirements	
a	The applicant must ensure that: i. the alfresco space and is well maintained, free from litter and remains safe and clean; and ii. the alfresco space does not negatively impact on the surrounding public realm (for example through litter blowing into footpaths and roads).
b	The applicant must maintain the alfresco space as a smoke-free environment.
c	The applicant must ensure that any planter boxes associated with the alfresco space are maintained in a healthy, neat and tidy condition at all times, and that no water is discharged from planter boxes into the public realm . Plant selection should consider species which will not drop seed pods, berries, and leaf and bark litter that would create a hazard for pedestrians.
d	In the case of verge maintenance, the applicant is responsible for the removal, storage and reinstallation of furniture and structures associated with the alfresco space .
e	Where required in accordance with 5.2 (d) the applicant is responsible for engaging with the adjacent property owner and tenant to obtain their support of the alfresco space which encroaches in front of their property/business.
f	The City will accept no responsibility or liability for any interruption to business caused by the need for the City, other authority or adjoining development to carry out any type of maintenance works or new development on or in the vicinity of the alfresco space .
g	The applicant must hold public liability insurance (minimum of \$20 million) which covers the area to be used for the alfresco space . The policy is to include the term 'To hold harmless the City of Joondalup and Minister for Lands'; this protects the City and Minister for Lands from all claims relating to the alfresco space .

7.2 The following design requirements only apply to **temporary furniture**.

Management requirements	
a	The applicant is responsible for moving furniture out of the alfresco zone , and storing furniture, outside of the operating hours of the associated business.

7.3 The following design requirements only apply to **vergelets**.

Management requirements	
a	The applicant must ensure that no damage is done to the verge , trees or other City property during installation, construction or removal of vergelet furniture.
b	The applicant is solely responsible for all costs associated with the removal, alteration, repair, reinstatement or reconstruction of the street carriageway, footpath, verge infrastructure or any part thereof arising from the vergelet .

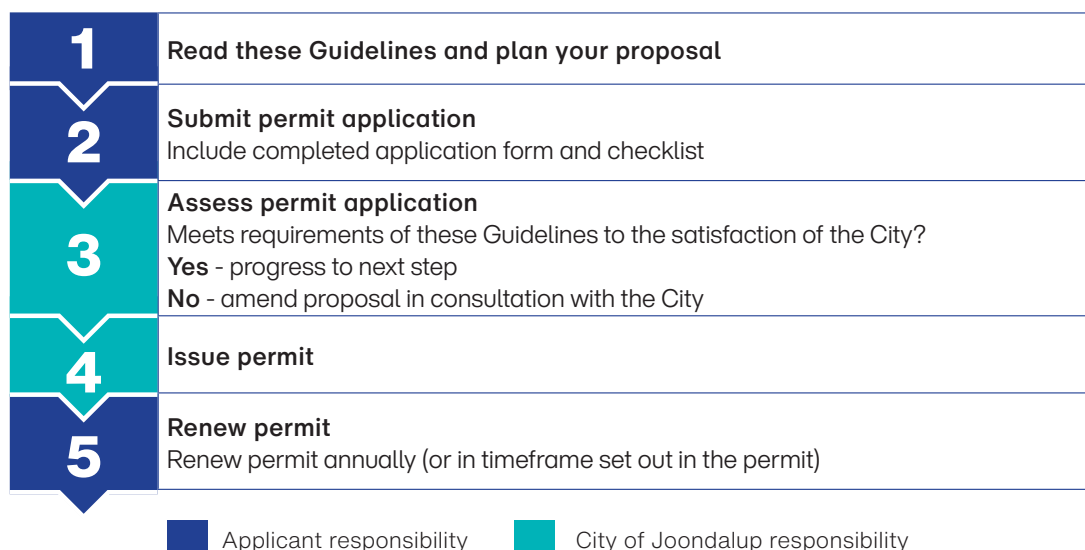
Alfresco Spaces Guidelines

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8. Application process

8.1 Temporary furniture

- a) In accordance with the City's *Alfresco Spaces Local Planning Policy*, proposals for **temporary furniture** are exempt from the need for development (planning) approval.
- b) Proposals for **temporary furniture** require a permit under the *Local Government and Public Property Local Law 2014*.
- c) A summary of the application process for **temporary furniture** is provided below.



8.2 Vergelets

- a) In accordance with the City's *Alfresco Spaces Local Planning Policy*, proposals for **vergelets** are exempt from the need for development (planning) approval where located in the Joondalup City Centre.
- b) Proposals for **vergelets** require a permit under the *Local Government and Public Property Local Law 2014*.
- c) Proposals for **vergelets** may require a Building Permit or Certificate of Structural Sufficiency, as determined by the City.
- d) Proposals for **vergelets** within certain parts of the **public realm** (such as a pedestrian access way) may require additional approvals and/or legal arrangements.
- e) A summary of the application process for **vergelets** is provided below.

1	Read these Guidelines and plan your vergelet
2	Express your interest in developing a vergelet Contact the City's Economic Development and Advocacy team via telephone 9400 4000 or email info@joondalup.wa.gov.au
3	Meet City representatives on site Determine site suitability and discuss vergelet ideas
4	Design your vergelet in consultation with the City Refer to the design requirements and location requirements in these Guidelines
5	Submit permit application Include completed application form and checklist
6	Assess permit application Meets requirements of these Guidelines to the satisfaction of the City? Yes - progress to next step No - amend proposal in consultation with the City
7	Issue Permit
8	Renew permit Renew permit every five years (or in timeframe set out in the permit)

Applicant responsibility
 City of Joondalup responsibility

Alfresco Spaces Guidelines

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9. Definitions

Alfresco spaces	<p>Alfresco spaces are extensions of existing businesses into the adjacent public realm. These spaces may or may not be designed for consumption of food and beverages.</p> <p>Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space.</p>
Alfresco zone	The area of the verge or other public space where alfresco spaces are permitted.
Kerbside zone	The area between the road and alfresco zone , which ensures that adequate space is provided between the alfresco zone and roadside activities.
Pedestrian zone	A continuous and unobstructed public footpath for the free passage of pedestrians.
Public realm	All public spaces situated on City owned or managed land including verges, reserves/public open space, civic squares and other areas used by and accessible to the community.
Regional road	A road reserve identified under the <i>Metropolitan Region Scheme</i> as an other regional road or primary regional road.
Vergelet	<p>Furniture that may remain in the public realm outside of the operating hours of the associated business.</p> <p>Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.</p>
Temporary furniture	Furniture that is not fixed in place and that is removed from the public realm outside of the operating hours of the associated business.
Verge	The space between the property boundary and the road, commonly occupied by footpath or landscaping.
Visually permeable	Means the same as that defined under the <i>Residential Design Codes Volume 1</i> .





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*This document is available in alternative
formats upon request.*



**PROPOSED AMENDMENTS TO ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND ALFRESCO SPACES GUIDELINES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO	OVERALL POSITION	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
1.	Support	1. I think this is a great idea. Where so many things are getting more complicated simplifying this proposal is a good thing. It brings vibrance to the city and many businesses are struggling so an initiative to bring people in and enjoy the outdoors is a great idea. Subiaco and Leederville are two places that entice people with their outdoor extension of the business so making it easier for Joondalup shire businesses to apply for this makes total sense.	1. Noted.
2.	Support	1. Large sun protection to included the "Design Requirements". 2. Sunscreen be made available. 3. Mobile device charging ports be included on some or all of the tables in the alfresco spaces.	1. The draft <i>Alfresco Spaces Guidelines</i> (Guidelines) include design requirements for umbrellas and similar shelter structures. The provision of such structures is at the applicant's discretion. 2. The provision of sunscreen is at the applicant's discretion and is considered to be outside the scope of the Guidelines. 3. The provision of charging ports is at the applicant's discretion and is considered to be outside the scope of the Guidelines.
3.	Support	1. Wonderful initiative. Will add style and ambience. 2. I can't quite visualise the impact on the elderly driving mobility." Gophers." Perhaps the planners could consider that group of elderly people please.	1. Noted. 2. One of the objectives of the draft revised <i>Alfresco Activities Local Planning Policy</i> (LPP) is to maintain an open public realm which is accessible to all. The Guidelines also require that alfresco areas are accessible to all people, including those with prams and mobility aids (such as wheelchairs).
4.	Neutral	1. "Kerbside zone 0.5 metres minimum (abutting on-street parking)". 0.5m is not enough for passenger door opening. 2. Extending the area used by property owner should require higher rates.	1. The minimum kerbside zone of 0.5m provided for in the Guidelines is consistent with other local government areas in Perth. This kerbside zone is in addition to clearance available within on-street parking spaces (which are generally wider than the average vehicle). 2. Under the <i>Local Government Act 1995</i> , rates are calculated according to the valuation of the subject property, which does not include Crown land or local government property adjacent to a private property which is being used as alfresco spaces. The intent of the LPP and Guidelines is to support the local economy by reducing the cost and approval burden on local

**PROPOSED AMENDMENTS TO ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND ALFRESCO SPACES GUIDELINES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO	OVERALL POSITION	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
			businesses, and activate City streets by enabling and encouraging alfresco spaces.
5.	Support	1. Implementing the proposed changes to the Draft Alfresco Activities Local Planning Policy and the Alfresco Spaces Guidelines will streamline processes for businesses, reducing red tape and promoting efficiency. This streamlined approach fosters a vibrant, community-focused environment, encouraging local businesses to thrive and contributing to a more cohesive and connected community. Ultimately, these changes will not only benefit business owners but also enhance the overall community experience.	1. Noted.
6.	Support	1. Seems pretty straight forward, removing admin and bureaucracy cost while maintaining some common sense not to block public access or not fit in with the surrounding area....so it will activate business (certainly positive hospitality and entertainment).	1. Noted
7.	Support	1. A small policy addition that I think will clarify the Alfresco Spaces would be to require the boundary area for any proposed Alfresco Space be clearly marked on the relevant pavement surface. This will assist in ensuring that these areas do not inadvertently egress into pedestrian spaces. This is a concern particularly for those persons with ambulatory issues. I have experienced this issue in Melbourne and Sydney areas where alfresco dining is evident. 2. Having said that I believe the Joondalup precinct has great potential to become a vibrant place to experience the benefits of alfresco spaces.	1. Applicants are responsible for ensuring that all structures associated with the alfresco space are completely contained within the alfresco zone, ensuring that these spaces do not impact on the movement of pedestrians and vehicles. Where applicants do not meet these requirements, the City may take compliance action. 2. Noted.
8.	Support	No comment provided.	Noted.
9.	Support	1. Great idea to start making the city more vibrant and inviting. Also, give businesses opportunities and flexibility.	1. Noted.
10.	Support	No comment provided.	Noted.
11.	Support	No comment provided.	Noted.

**PROPOSED AMENDMENTS TO ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND ALFRESCO SPACES GUIDELINES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

NO	OVERALL POSITION	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
12.	Support	No comment provided.	Noted.



COMMUNITY CONSULTATION OUTCOMES REPORT

Proposed Animal Local Law 2024

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OVERVIEW

The community was invited to provide feedback on the proposed *Animals Local Law 2024*. The City received a total of 120 submissions during the 51-day consultation period from Wednesday 22 May 2024 to Thursday 11 July 2024. A total of 2 stakeholders who were engaged directly provided a submission, including:

- Friends of North Ocean Reef/Iluka Foreshore
- Friends of Yellagonga Regional Park.

Common themes that were addressed in the submissions included the following:

- Cats should be confined and/or have a curfew.
- The number of poultry permitted should not be decreased.
- Dogs should be leashed in public places.
- Dog excrement should be better managed/policed.

STAKEHOLDERS

A total of 37 stakeholders were directly engaged by the City of Joondalup. Stakeholders identified included:

- Environmental/friends' groups (21)
 - Joondalup Community Coast Care Forum
 - Friends of Cadogan Park
 - Friends of Carnaby Reserve
 - Friends of Central Park Bushland
 - Friends of Craigie Bushland
 - Friends of Harman Park
 - Friends of Hepburn and Pinnaroo Bushland
 - Friends of Hillarys and Kallaroo Foreshore
 - Friends of Korella Park Bushland
 - Friends of Maritana Bushland
 - Friends of Marmion Primary School Bushland
 - Friends of North Ocean Reef/Iluka Foreshore
 - Friends of Periwinkle Bushland
 - Friends of Porteous Park
 - Friends of Robin Park Bush Reserve
 - Friends of Shepherd Bush Park
 - Friends of Sorrento Beach and Marmion Foreshore
 - Friends of Trigonometric Park
 - Friends of Warwick Bushland and Friends of Sorrento Beach
 - Friends of Yellagonga Regional Park
 - Mullaloo Beach Community Group*
- Resident/ratepayer groups (16)
 - Beldon Residents Association Inc
 - Burns Beach Residents Association Inc
 - Connolly Residents Association
 - Currambine Residents' Association
 - Edgewater Community Residents' Association
 - Harbour Rise Home Owners Association Inc
 - Heathridge Residents' Association
 - Iluka Homeowners Association
 - Kallaroo Residents' Association
 - Kingsley & Greenwood Residents Association
 - Marmion, Sorrento, Duncraig Progress and Ratepayers Association
 - North Shore Country Club and Residents Association
 - Padbury Residents' Association Inc
 - Warwick Residents' Group
 - Whitford Community, Ratepayers & Recreation Association Inc
 - Woodvale Waters Landowners Association.

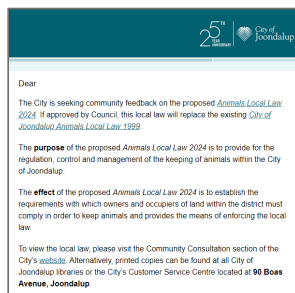
Additional stakeholders, including interested residents and ratepayers, were indirectly engaged by the City via the consultation materials described overleaf.

* Note, in addition to being an environmental/friends group, the Mullaloo Beach Community Group also identifies as a resident/ratepayer group. The City accepts one response per organisation.

CONSULTATION MATERIALS

Both resident/ratepayer and environmental/friends' groups were sent emails on 22 May 2024 which advised them of the consultation and directed them to the City's website to view the proposed local law and provide feedback using the Online Submission Form. These stakeholders were also encouraged to promote the consultation and the Online Submission Form to their members and networks.

Email to resident/ratepayer and environmental/friends' groups (see Appendix 1 for full):



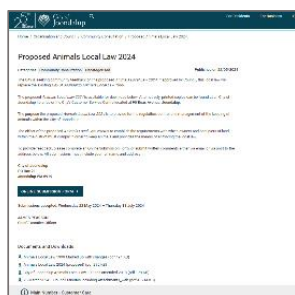
Online submission form (see Appendix 2 for full):



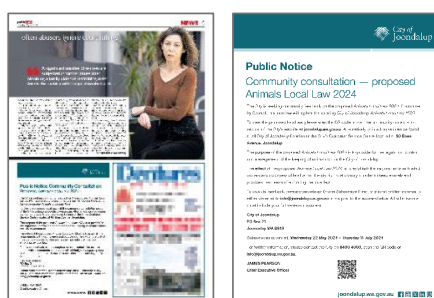
In addition to directly contacting identified stakeholders via post and email, the City advertised the consultation to other community members via the following means:

- Webpage linked through the "Community Consultation" section of the City's website visible from 22 May 2024 to 11 July 2024.
- Public Notice community newspaper advertisement published in *PerthNow Joondalup* on 23 May 2024.
- Public Notice posters on display at the City's administration building and the City's libraries from 22 May 2024 to 11 July 2024.
- Public Notice item published in the Public Notice eNewsletter emailed to subscribers on 22 May 2024.
- Item published in the Community Consultation eNewsletter emailed to subscribers on 22 May 2024.
- Public Notice post on Facebook through the City's Facebook account on 22 May 2024.

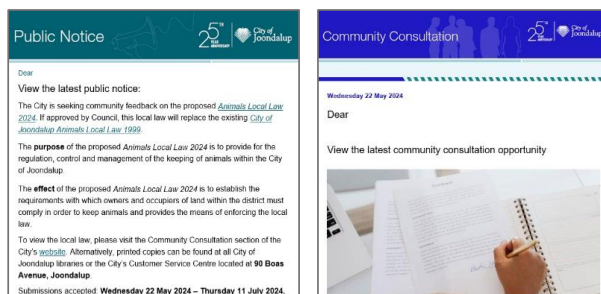
Community Consultation webpage of the City's website (see Appendix 3 for full):



Public Notice community newspaper advertisement and Public Notice poster (see Appendix 4–5 for full):



Public Notice eNewsletter and Community Consultation eNewsletter (see Appendix 6–7 for full):



Public notice Facebook post (see Appendix 8 for full):



RESPONSE RATE

The City received a total of 120 submissions during the 51-day consultation period. A total of 2 stakeholders who were engaged directly provided a submission as follows:

- Friends of North Ocean Reef/Iluka Foreshore
- Friends of Yellagonga Regional Park.

This indicates an overall response rate of 5.4% from stakeholders who were engaged directly by the City. This data is shown in the table below.

Note that the submissions from the above identified stakeholders have been extracted and are provided at Appendix 9–10.

	Feedback sought	Feedback received	Response rate
Submissions received by stakeholder type:	N	N	%
Environmental/friends' groups	21	2	9.5%
Joondalup Community Coast Care Forum	1	0	0.0%
Friends of Cadogan Park	1	0	0.0%
Friends of Carnaby Reserve	1	0	0.0%
Friends of Central Park Bushland	1	0	0.0%
Friends of Craigie Bushland	1	0	0.0%
Friends of Harman Park	1	0	0.0%
Friends of Hepburn and Pinnaroo Bushland	1	0	0.0%
Friends of Hillarys and Kallaroo Foreshore	1	0	0.0%
Friends of Korella Park Bushland	1	0	0.0%
Friends of Maritana Bushland	1	0	0.0%
Friends of Marmion Primary School Bushland	1	0	0.0%
Friends of North Ocean Reef/Iluka Foreshore	1	1	100.0%
Friends of Periwinkle Bushland	1	0	0.0%
Friends of Porteous Park	1	0	0.0%
Friends of Robin Park Bush Reserve	1	0	0.0%
Friends of Shepherd Bush Park	1	0	0.0%
Friends of Sorrento Beach and Marmion Foreshore	1	0	0.0%
Friends of Trigonometric Park	1	0	0.0%
Friends of Warwick Bushland and Friends of Sorrento Beach	1	0	0.0%
Friends of Yellagonga Regional Park	1	1	100.0%
Mullaloo Beach Community Group	1	0	0.0%

	Feedback sought	Feedback received	Response rate
Resident/ratepayer groups	1	0	0.0%
Beldon Residents Association Inc	1	0	0.0%
Burns Beach Residents Association Inc	1	0	0.0%
Connolly Residents Association	1	0	0.0%
Currambine Residents' Association	1	0	0.0%
Edgewater Community Residents' Association	1	0	0.0%
Harbour Rise Home Owners Association Inc	1	0	0.0%
Heathridge Residents' Association	1	0	0.0%
Iluka Homeowners Association	1	0	0.0%
Kallaroo Residents' Association	1	0	0.0%
Kingsley & Greenwood Residents Association	1	0	0.0%
Marmion, Sorrento, Duncraig Progress and Ratepayers Association	1	0	0.0%
North Shore Country Club and Residents Association	1	0	0.0%
Padbury Residents' Association Inc	1	0	0.0%
Warwick Residents' Group	1	0	0.0%
Whitford Community, Ratepayers & Recreation Association Inc	1	0	0.0%
Woodvale Waters Landowners Association.	1	0	0.0%
Total response rate (engaged directly)	37	2	5.4%
Total submissions (community members)	—	118	—
Total submissions	—	120	—

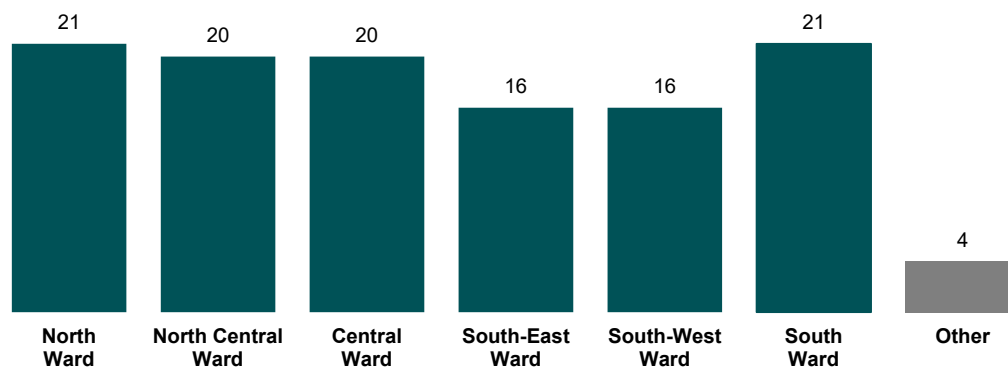
DEMOGRAPHICS

Respondent address

Respondents were asked to provide their contact address, and these were reasonably spread across the Wards of the City, with 4 submissions coming from non-residents. This data is shown in the table and chart below.

Responses received by ward and suburb:	N	%
City of Joondalup	114	96.6%
North Ward	21	17.8%
Burns Beach	4	3.4%
Currambine	5	4.2%
Joondalup	9	7.6%
Kinross	3	2.5%
North Central Ward	20	16.9%
Connolly	3	2.5%
Edgewater	6	5.1%
Heathridge	3	2.5%
Iluka	4	3.4%
Ocean Reef	4	3.4%
Central Ward	20	16.9%
Beldon	5	4.2%
Craigie	2	1.7%
Mullaloo	3	2.5%
Woodvale	10	8.5%
South-East Ward	16	13.6%
Greenwood	7	5.9%
Kingsley	8	6.8%
Warwick	1	0.8%
South-West Ward	16	13.6%
Hillarys	5	4.2%
Kallaroo	5	4.2%
Sorrento	6	5.1%
South Ward	21	17.8%
Duncraig	11	9.3%
Marmion	1	0.8%
Padbury	9	7.6%
Other	4	3.4%
Total submissions (community members)	118	100.0%

Submissions received by ward:



OUTCOMES

QUESTION: “Please provide your feedback on the proposed Animals Local Law 2024”

Respondents were asked to provide their feedback on the proposed *Animals Local Law 2024*. Comments have been broadly summarised in the table below. Common themes include:



- Cats should be confined and/or have a curfew.
- The number of poultry permitted should not be decreased.
- Dogs should be leashed in public places.
- Dog excrement should be better managed/policed.

Verbatim comments have been randomised and are provided in full at Appendix 11.

Please provide your feedback on the proposed <i>Animals Local Law 2024</i> :	N [†]	%
General support for the proposed local law	3	2.5%
General opposition to the proposed local law	1	0.8%
Cats should be confined and/or have a curfew	51	43.2%
Number of poultry permitted should not be decreased	27	22.9%
Dogs should be leashed in public places	15	12.7%
Dog excrement should be better managed/policed	10	8.5%
Concerned with nuisance/barking dogs	5	4.2%
Assistance dogs category should be expanded (not just for vision impaired)	4	3.4%
Error in local law that refers to “car” instead of “cat”	7	5.9%
Others/miscellaneous comment	17	14.4%
Total submissions (community members)	118	—

[†] Numbers may not add up to total, as respondents can address more than one theme.

APPENDIX 1 — Email to resident/ratepayer and environmental/friends' groups (distributed 22 May 2024)



Dear

The City is seeking community feedback on the proposed [Animals Local Law 2024](#). If approved by Council, this local law will replace the existing [City of Joondalup Animals Local Law 1999](#).

The **purpose** of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

The **effect** of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To view the local law, please visit the Community Consultation section of the City's [website](#). Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

If you would like to provide a submission on behalf , please complete the [Online Submission Form](#), or send written feedback via [email](#), or via post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

All submissions must be received by **Thursday 11 July 2024**. For further information, please contact the City on [9400 4000](#).

Kind regards,


City of Joondalup

City of Joondalup
90 Boas Ave Joondalup WA 6027
joondalup.wa.gov.au | 08 9400 4000

The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation. We recognise the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. We pay our respects to Elders past, present, and emerging, as well as all Aboriginal and Torres Strait Islander peoples.

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APPENDIX 2 — Online submission form (page 1)

Exit

Animals Local Law 2024

Online Submission Form

The City is seeking community feedback on the proposed [Animals Local Law 2024](#). If approved by Council, this local law will replace the existing [City of Joondalup Animals Local Law 1999](#).

It is recommended that you review the proposed local law prior to completing a submission.


For further information, please contact the City on **9400 4000** or via [email](#).

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

NEXT

(page 2)

Exit



Animals Local Law 2024

Online Submission Form

*** Your contact details:**

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

Only one submission per person (or per organisation) will be accepted.

Full Name:

Residential address (no PO Box):

Suburb:

Postcode:

Phone:

Email:

Are you providing feedback on behalf of an organisation? (The organisation will be identified in the City's Outcomes Report)

Organisation:

Role/position:


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PREV

NEXT

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Exit



Animals Local Law 2024

Online Submission Form

Please provide your feedback on the proposed Animals Local Law 2024 below:

Note: The City will not edit your comment for grammar or spelling. However, any information that may identify you will be redacted. The City appreciates respectful and constructive comments.

Character limit is 20,000


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Exit

**City of
Joondalup**

Animals Local Law 2024

Online Submission Form

Review your submission:

A copy of your submission is available below for your review, **this can be printed through your browser**. If you would like to make any changes, please click on the PREV button at the bottom of the screen. If you would like to proceed with the submission, please click on the NEXT button.

Your feedback on the proposed Animals Local Law 2024:


City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

NEXT

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Exit



Animals Local Law 2024

Request to be informed:

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

☐ I would like to be informed via email when this consultation will be presented at a Briefing Session and Council Meeting
Please ensure your email address is provided below

Email address

City of Joondalup eNewsletters:

The Community Consultation eNewsletter is for community members who want to keep up to date on community consultation activities in the City of Joondalup. If you are interested in this or the City's other eNewsletters, [subscribe online now](#).

Thank you for taking the time to complete this Online Submission Form. Please click on the SUBMIT FORM button below to finalise.


City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au


PREV

SUBMIT FORM

(page 6)

5TH
YEAR
ANNIVERSARY

City of
Joondalup



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


[Home](#) / [Uncategorised](#) / [Community Consultation – Thank you](#)


Community Consultation – Thank you


Categories: [Uncategorised](#)

Published on 01/03/2024

Thank you for participating in this community consultation. This window can now be closed.

 Main Number - Customer Care

 9400 4000

 info@joondalup.wa.gov.au

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The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging as well as all Aboriginal and Torres Strait Islander peoples.


Something wrong with this page?


111494

18 | 44

APPENDIX 3 — Community Consultation webpage of the City's website (published 22 May 2024 – 11 July 2024)

5TH
YEAR
ANNIVERSARY

City of
Joondalup



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

[Home](#) / [Organisation and Council](#) / [Community Consultation](#) / [Proposed Animals Local Law 2024](#)

Proposed Animals Local Law 2024

Categories: [Community Consultation](#) [Uncategorised](#)

Published on 22/05/2024

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

The proposed *Animals Local Law 2024* is available for download below. Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

The **purpose** the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

The **effect** of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To provide feedback, please complete an [Online Submission Form](#), or submit written comments either via [email](#) or via post to the address below. All submissions must include your full name and address.

City of Joondalup
PO Box 21
Joondalup WA 6919


[ONLINE SUBMISSION FORM >](#)

Submissions accepted: Wednesday 22 May 2024 – Thursday 11 July 2024

JAMES PEARSON
Chief Executive Officer

Documents and Downloads

[↓ Animals Local Law 1999 Marked up with changes \(pdf 494 KB\)](#)
[↓ Animals Local Law 2024 \(proposed\) \(pdf 295 KB\)](#)
[↓ City of Joondalup Animals Local Law 1999 as amended 2018 \(pdf 179 KB\)](#)
[↓ 26 March 2024 – Council Minutes including Attachments_web \(pdf 45714 KB\)](#)






 **Main Number - Customer Care**
📞 9400 4000
✉ info@joondalup.wa.gov.au

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Copies of house or building plans

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Opening Hours
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Privacy
New residents welcome pack
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CONTACT US

📞 9400 4000

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Something wrong with this page?

111494

19 | 44

APPENDIX 4 — Public Notice community newspaper advertisement (*PerthNow Joondalup*, 23 May 2024, p 5)



perth NOW
Thursday, May 23, 2024

NEWS 5

often abusers ignore court rulings

 A significant number of women are subjected to further abuse after obtaining a family violence restraining order.

Centre for Women's Safety and Wellbeing chief executive Alison Evans

occasions, after he was served with the order.

He is due in Joondalup Magistrates Court on June 5.

Meanwhile, a 44-year-old man has been sentenced for breaching a family violence restraining order after sending his ex-partner abusive voice messages over a 12-hour period.

Douglas Gary Barns, who appeared in Joondalup Magistrates Court via video link from Hakea Prison earlier this month, pleaded guilty to two counts of breaching the order in April.

Police prosecutor Sergeant Kylie Vellos told the court Barns went to his ex-partner's home "to see the children and was told to leave, which he did".

He then left nine voice messages, which Sgt Vellos described as offensive or threatening before reading out transcripts of the messages sent between 1am and 10pm. They included such statements as "you better stop being a s**t, woman up", "I'll come down and smack you around so bad you're a nasty c**t", and "I think you're brain dead and you're a f***** loser."

Barns looked down and held his face in his hands while the messages were read out in court.

His lawyer said Barns suffered from anxiety and depression and the abusive messages came after being presented with a document advising that his ex-partner was taking their children back to New Zealand.

Magistrate Raelene Johnston noted Barns' remorseful manner and said conviction would be his third strike.


Sgt Vellos spoke of the family violence program as an option to allow police to monitor him closely before Magistrate Johnston handed down a suspended jail term.

"You've done yourself a disservice; you're in custody and can't see your children," Magistrate Johnston said to Barns, to which he nodded and became visibly emotional. "I can see based on how you've appeared in court today you have some remorse."

"That's entirely because of the situation you've put yourself in."

Magistrate Johnston sentenced Barns to eight months jail, suspended for a year.

1800 RESPECT (1800 737 732)



Public Notice Community Consultation

Proposed Animals Local Law 2024

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

To view the proposed local law, visit the community consultation section of the City's website at joondalup.wa.gov.au. Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

The purpose of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.


The effect of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To provide feedback, please complete an online submission form, or submit written comments either via email to info@joondalup.wa.gov.au or via post to the address below. All submissions must include your full name and address.

City of Joondalup
PO Box 21
Joondalup WA 6919


Submissions accepted: **Wednesday 22 May 2024 – Thursday 11 July 2024**. For further information, please contact the City on **9400 4000** or info@joondalup.wa.gov.au.

JAMES PEARSON
Chief Executive Officer

joondalup.wa.gov.au    



APPENDIX 5 — Public Notice poster on display at the City's administration building and the City's libraries



Public Notice

Community consultation — proposed Animals Local Law 2024

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

To view the proposed local law, please scan the QR code or visit the community consultation section of the City's website at joondalup.wa.gov.au. Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

The **purpose** of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

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To provide feedback, please complete an Online Submission Form, or submit written comments either via email to info@joondalup.wa.gov.au or via post to the address below. All submissions must include your full name and address.






City of Joondalup
PO Box 21
Joondalup WA 6919

Submissions accepted: **Wednesday 22 May 2024 – Thursday 11 July 2024**

For further information, please contact the City on **9400 4000**, scan the QR code or info@joondalup.wa.gov.au.




JAMES PEARSON
Chief Executive Officer



joondalup.wa.gov.au     

APPENDIX 6 — Public Notice eNewsletter (distributed 22 May 2024)

Public Notice



Dear

View the latest public notice:

The City is seeking community feedback on the proposed [Animals Local Law 2024](#). If approved by Council, this local law will replace the existing [City of Joondalup Animals Local Law 1999](#).

The **purpose** of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

The **effect** of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To view the local law, please visit the Community Consultation section of the City's [website](#). Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

Submissions accepted: **Wednesday 22 May 2024 – Thursday 11 July 2024**.

Kind regards,

City of Joondalup

[Have your say](#)

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To manage which newsletters you receive from the City of Joondalup click [Preferences](#).
To unsubscribe from all City of Joondalup newsletters click [Unsubscribe](#).

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APPENDIX 7 — Community Consultation eNewsletter (distributed 22 May 2024)


Community Consultation



Wednesday 22 May 2024

Dear

View the latest community consultation opportunity



Public Notice — Proposed Animals Local Law 2024

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

The **purpose** of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

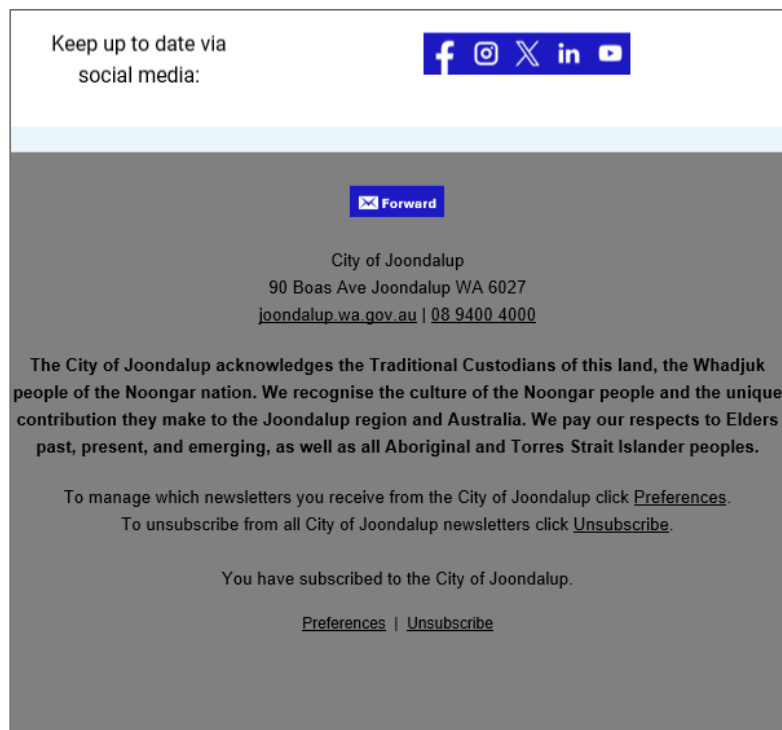
The **effect** of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To view the proposed local law and submit feedback, please click Have Your Say.

Submissions accepted: **Wednesday 22 May 2024 – Thursday 11 July 2024**

[Have your say](#)

(continues)



APPENDIX 8 — Public notice Facebook post (published 22 May 2024)



APPENDIX 9 — Submission from Friends of Yellagonga Regional Park



FRIENDS OF YELLAGONGA REGIONAL PARK EST. 1992

Mr Pearson,

The Friends of Yellagonga Regional Park is a community conservation group formed in 1992 that undertakes rehabilitation projects within regional park collaborating with managing agencies and stakeholders. The Friends of Yellagonga have over 400 members and are actively engaged in the conservation of Yellagonga Regional Park.

The Friends of Yellagonga's purpose is to promote and participate in the conservation, rehabilitation, and protection of the regional park to ensure long-term environmental sustainability and compatible human use.

We support the proposed *Animals Local Law 2024* to replace the existing *City of Joondalup Animals Local Law 1999* for the regulation, control and management of the keeping of animals within the City of Joondalup.

The Friends of Yellagonga strongly supports the inclusion of clause 4.2 '*to designate land as an area on which cats are prohibited from entering or remaining*' and clause 4.3 that '*a cat shall not be in a place that is not a public place unless consent to its being there has been given*'.

Domestic cats cause significant detrimental effects on the environment. Domestic cats have been captured on our wildlife monitoring cameras within the boundary of the regional park and are presumed to have entered the park at night from surrounding suburbs.

We respectfully request that if the proposed *Animals Local Law 2024* be approved that consideration be given to designate land that forms the environmentally significantly Yellagonga Regional Park as an area on which cats are prohibited from entering or remaining given the constituent reserves are classified as Class A Reserves, Bush Forever (site 299), and Conservation Category Wetland.

We are thankful for the opportunity to provide comment on the proposed *Animals Local Law 2024*.

Warm regards,

GUY AUSTIN-CROWE

Chairperson

HEATHER R CHESTER, OAM

Deputy Chairperson

APPENDIX 10 — Submission from Friends of North Ocean Reef/Iluka Foreshore

Please provide your feedback on the proposed Animals Local Law 2024:

FONORIF supports the revisions to the 1999 law and is pleased to see the addition of laws to control cats, particularly in Prohibited Areas. We look forward to the separate report on the listing of Prohibited Areas and request this also be made available for community consultation.

APPENDIX 11 — Verbatim responses

QUESTION: “Please provide your feedback on the proposed Animals Local Law 2024”

Note: Words that may identify respondents or contain offensive language have been removed and replaced with square brackets, ie [- - -]. No alterations have been made to spelling/grammar.

Verbatim responses — Please provide your feedback on the proposed <i>Animals Local Law 2024</i> (N = 118):
<i>Unsure as to what animals you are referring to o farm type animals and dogs a maximum of two per household.</i>
<i>Responsible Cat Ownership Stirling - Perth - WA (RCOS) consider that for the protection of Cats, our native wildlife and the general amenity of the district that Cats should be contained to premises at all times unless under effective control. RCOS understand the hurdles imposed by the Joint Standing Committee for Delegated Legislation by their interpretation of the Cat Act 2011, an interpretation that ROCS consider to be incorrect, and that are in any case contradictory to the existing Local Cat laws of the shires of Narrogin and Northam both of which include provisions requiring the effective control of Cats in public places. RCOS congratulate the City of Joondalup for bringing their local Animals law up to date and are broadly supportive.</i>
<i>The previous Animal act 1999 allowed for 25 hens to be kept. Surely those keeping this number of fowls have done so responsibly and should be allowed to continue, unless or until there is a complaint ? Chooks fulfill a valuable role in the environment keeping grass down and converting insects and vegetable scraps to very good quality human nutrition. I admire how the Danish government apparently keeps right out of the way of the creativity, productivity and endeavour of the people and taxes are low. We suffer from too much government interference in our lives.</i>
<i>I support the proposed Animals Local Law 2024. I believe the penalties for infringement should be double the \$250 prescribed, particularly in the areas of owners allowing dogs to excrete on footpaths and verges without removal. Also, the disregard many cat owners have for legislation by allowing cats to leave an owners property and either hunt local wildlife or excrete in neighboring gardens.</i>
<i>My main concern is cats and I approve of the changes to how cats are managed. I live near Lake goolellal and have seen cats from nearby houses in the bush, and several times with native birds and animals they have killed. I hope this new law allows the city to set traps in the yellagonga regional park to reduce the killing of native fauna.</i>
<i>Cats owners should be under the same obligations as dog owners to keep their animal within the bounds of their property and not allow it to roam free. The number of cats per property should be the same as the number of dogs. As only 2 dogs are allowed per property then only 2 cats should be allowed , not 3. Why are cat prohibited areas under consideration to have a 1 ha minimum. Does this mean that cats are allowed into open space reserves less than 1ha? How much enforcement is proposed? It is good to have regulation but if nil or little enforcement is undertaken then it is pointless. There should be more regular promotion to try to get(shame) dog owners to use the poo bags to pick up their dog's excrement and then put it into a bin or if one is not nearby actually carry it back to their abode and put it in their bin. Too many bag it and leave it on the side of a path for the poo bag fairy to pick up. Cats are in reality just let loose on our neighbourhoods and conservation parks. Considerate people keep their cats indoor at night. But you still see cats on the prowl at night so not every owner is considerate. Cat traps should be readily available from the city. Cats should be required to be inside at night and if caught outside the owner fined. During the day most owners let their cats outside and unless they have an enclosed exercise area the cat is free to go and kill as many reptiles and birds that it encounters. The city could give owners with such enclosed areas free registration or at least a discount. Technological solutions, where the cat is fitted with a special collar with a sensor that can react to geofenced boundaries, could discourage the cat from straying. Such solutions could also be incentivised.</i>

<i>In section 2.4 you refer specifically to guide dogs for the blind. However, I believe that other assistance dogs - eg for people with PTSD - deserve the same consideration, otherwise you will be discriminating against them.</i>
<i>In relation to the keeping of cats. I believe it should be clearly stated that cats be confined to the owner's property and contained by means of cat runs, enclosures or kept indoors and unable to leave the property as is the case for any exotic species. Some cats currently appear to be allowed to roam freely by their owners (as this is how it has always been and are considered a pet that can look after itself). They fight, cry at night outside out windows and foul our yard. It can be a difficult conversation to have with a neighbour to complain about their cat in my yard, around our verge, park or other areas being a nuisance and having opportunity to kill birds, lizards and other small native animals within the City of Joondalup. Cats may or may not be hungry or hunting when they are not contained and are outside. However, they are instinctively attracted to small moving objects and will stalk and pounce, claw and chew a small animal whether they need food or not. With the change in zoning in City of Joondalup and the infill and loss of vegetation, native fauna is under more threat. It is a great opportunity to introduce the people of the City of Joondalup to a progressive and forward thinking approach to keeping animals and responsible cat and other animal ownership. I believe the laws need to state clearly the means by which cat owners need to contain their cat and the penalty for not doing so. Thank you</i>
<i>I believe we have worked hard to own our house AND land and it will have zero effect on anyone else if I choose to have chickens in my backyard! It's MY land and there are already far too many restrictions on our lives than there used to be so if I choose to have chickens, that's exactly what I'll do!</i>
<i>The 'cat prohibited area' is too complex a definition and unlikely to have any real effect on the issue of unrestrained cats in any public places. This is one piece of legislation that could easily be simplified and improved. It is a well established fact that cats are directly responsible for a terrible toll on our native fauna. Cats should not be permitted to be unrestrained and free to roam in any public place. Any owner/keeper of such an unrestrained cat should then by default commit an offence.</i>
<i>Supporting amendment Animals Local Law 2024 as published under the powers conferred by the Cat Act 2011, Dog Act 1976, Local Government Act 1995 and by all other powers enabling it as local law as resolved by council. The purpose of this local law is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup. The effect of this local law is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.</i>
<i>You may want to check page 5 in the new act proposal. Section c and e below.(CAR or CAT?) keeper in relation to a cat means each of the following persons – (a) The owner of the cat; (b) A person by whom the cat is ordinarily kept; (c) A person who has or appears to have immediate custody or control of the car; (d) A person who keeps the cat, or has the cat in his or her possession for the time being; or (e) A person who occupies any premises in which the car is ordinarily kept or ordinarily permitted to live;</i>
<i>There must be more control over dogs that bark incessantly. Cats must be restricted to their owners land and not permitted to wander. Native bird number of ravens (crows) must be controlled. Chickens (fancy or normal) should not be permitted on any residential land. .</i>
<i>I am disappointed to see there are no proposed laws to keep cats in at night, between dusk and early morning. This seems to be a serious omission - apart from the havoc they cause to local wildlife, which is devastating as they are such effective hunters, especially around dusk and early morning, in our part of Duncraig they are such pests at night, fighting outside our bedroom door at midnight, jumping on our patio roof, and terrorising our grand cats who are indoor cats who come and stay sometimes.....almost every early morning, evening or night various cats are in our garden causing trouble and scrapping and yowling all around the neighbourhood. I love cats, but they need to be controlled; there is a serious problem brewing and many people are not happy about it.</i>

Comments on keeping poultry. I object to reducing the number of poultry per residential property from 12 to 6. This should be maintained as 12. The strict guideline of "no poultry is able to approach within 9 metres of a dwelling or within 1 metre from a boundary of the lot;" means a lot of residents are NOT able to keep poultry. We are seeing an increase in housing density, this means it will be even harder for residents in high housing density to keep poultry. With the rise in living expenses, and the unethical treatment of commercial animals, it becomes very desirable to keep your own chicken. To explain further on unethical breeding of commercial meat birds:- These birds are hybridized to produce high breast muscle mass. These fast growing birds are slaughtered between 5 to 7 weeks of age. However, due to the different growth rates in bones and joints which cannot keep up with the fast growing breast muscle, these birds will experience lameness if they are allowed to live beyond 7 weeks of age. [hyperlink removed] This unethical approach is also evidence in commercial layers. Through selective breeding, breeds like Hi-Lines or Isa Brown, commonly seen in battery caged system, are selected to lay an egg a day. The down side is that they are artificially bred from incubators. The natural cycle for any birds involves an egg laying period followed by turning broody when they stop laying and will focus on sitting on the eggs for 3 weeks. Then the mother hen will take a further 3 weeks to mother the offspring before she will start laying again. The egg laying breeds selected for high productivity will miss out on their normal cycle or normal behaviour and will suffer health issues such as female reproductive problems, inflamed ovaries, cancer of ovaries, metabolic disorder such as hypocalcaemia etc. [hyperlink removed] The City's reasoning for reducing the number of poultry from 12 to 6 per household is to do with health and amenity. There seems to be a lack of evidence that more chicken or ducks will impact on health and amenity. Maybe it's a case in commercial settings, backyard chickens are more like pets and usually get a lot of attention and are well cared for. In 2010, the little town of Limburg in Belgium offered 3 chickens to 2,000 households as an experiment in to cut down on household waste. Belgian officials have reported that the chickens are a huge success, organic waste has been cut in half and the families have gained a supply of free, fresh eggs. The first month, it saved 100 tonnes of food waste going to landfill. Other councils in Belgium also have similar programs, some give out free chickens , other give out subsidies towards chicken purchase. [hyperlink removed] Instead of discouraging residents to keep chicken, council should be encouraging residents to keep chicken as a strategy to reduce organic waste to landfill which will in turn reduce greenhouse gas emission (methane)! Chicken and ducks also act as weed and pest control agent, removing the need of using harmful pesticides. Chicken and duck's droppings are nitrogen rich as birds have both urine and faeces excreted together. This acts as a good source of fertiliser. Comments on Cat Local Law Often the challenge of the proposed law is to police it. If a cat is seen in the natural area, how does one capture it? I heard it's taken 3 years to trap a repeated offender. Most people let their cat out and assume they don't hunt. They know they won't get caught and they carry on in letting the animal out. If the City could put in place facial recognition ID register, this way you can ID them from a distance and locate the keeper. Owners should be encouraged to use GPS tracking on their animals, so they know if they have escaped and causing nuisance to the neighbours. If dogs are not supposed to go astray, neither should cats. Unlike cats, a stray dog does not usually cause harm to native fauna, cats can be detrimental to wildlife if given the chance. They should be contained and confined in their own property. Stray animals are a risk to cars and can result in accidents and injuries and maybe death. They should be contained and confined. Given the low success rate in trapping cats in the natural areas, rangers should be armed with dart guns and have these cats tranquilized and removed immediately before more harms are caused to the wildlife. If a cat is on the street or in someone's backyard or in natural areas, the cat local law has been breached and the keeper should be penalized. All cats should be contained and confined in their property. These cats that are used to roaming around would be difficult to confine. They will always try to escape. Local ecologist did research on cats that have been killed by cars. On postmortem one cat has 14 reptiles in its stomach, that's 14 in one meal. It's very important for cats that have outdoor tendency to be located at all times. They should be made to wear tracking devices with GPS and geofencing function so concerned parties can be alerted to their breaching of the geofence . This will limit their damage to our fragile environment, cats are not there just to enjoy sunshine and fresh air, they will do what cats do best as predators in the natural environment. The City must come up with better solutions to police and control them.

<p>Thank you for the opportunity to comment on the proposed Animals Local Law 2024. I thank you for including cats in the law and applaud the inclusion of section 4.2 Cat prohibited areas to protect areas of significance such as Harman Park; however, I think the law is lacking in Section 4.3 Control of cats and needs to go much further. We have created natural habitats at our property by planting native trees and shrubs and providing water sources for birds and wildlife which are under constant threat from multiple cats who roam freely at all times in our street. Cats should be confined to their owner's property, either by enclosed cat runs or physical deterrents around owners' boundaries to prevent cats from entering neighbouring yards. I refer to section 4.3 (2) and wonder how a cat could ever be impounded for entering my front or backyard without my consent; this would be virtually impossible and therefore makes this part of the proposed law useless. I would ask that further consideration be made in this area. On a minor matter of grammar in the proposed document, I suggest the following changes: 1. Section 4.2 (2) (d) whether the land...or State significant...reworded to ...State significance... 2. Section 4.2 (4) ...the keeper of the cat at that time commits an offence., and the cat... remove the full stop and comma to read: the keeper of the cat at that time commits an offence and the cat... 3. Replace ; with a full stop at the end of section 4.2 (2) (e). 4. Section 4.1 (c) iii replace "meters" with "metres". Thank you Kind regards [- -]</p>
<p>I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.</p>
<p>It is requested that consideration is made to the re-introduction to Part II, Clause 10 in attempts to clearly identify dog exercise areas within the community and stipulate the standards that are to be upheld in those areas in relation to owners controlling their dogs. By re-introducing clause 10, it would also be recommended that the subsequent offences and modified penalties are introduced to match the intent of clause 10, which should be to clearly identify standards to be upheld in dog exercise areas. This should include ensuring that there are areas suitable for all members of the community and in equal allocation, including no dog, on-leash and off-leash greenspace and park areas, rather than designating most areas as off-leash areas and not adequately policing the minimal allocation of on-leash areas. The offences and modified penalties should also consider the requirements to keep you dog under control in all circumstances, even in off-leash designated areas.</p>
<p>I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.</p>
<p>The cat control is not tight enough. Cats should be kept within a residential property owners land , unless under the control of owner, leash or cage . le inside or cat run Cats keep coming inside others property, killing birds, fish in ponds and stirring up dogs who then bark and their owners get into trouble. Other councils have limited cats to stop roaming and killing wildlife When we have been away and dogs in. Kennel cats come in and noticeable decrease in small birds, some dead birds , and even cheeky enough to look at dogs from outside the window whilst dogs inside and cats in our yard. Dogs have to be in control if owner, why aren't cats ?</p>
<p>This proposed Animals Local Law will make my life much easier. [- -] [- -] [- -] [- -] [- -] is planning for a [- -] type residence to be set up for me so I can downsize but we are both concerned re our dogs. [- -] has a little [- -] cross bitch, and I have 2 beautiful [- -] bitches. All of them get along very well. All 3 dogs will need to live with us as neither of us can contemplate giving any of them up. They are all very gentle/ sweet girls and have been part of our families for quite some time. They are very much loved. One of my girls is around [- -] years, from memory, the other is a few months younger. They are exercised daily and not allowed to roam.</p>
<p>I have scanned through the documents about revisions to the proposed Animals Local Law 2024. they seem to explain objectives thoroughly. Why are only 2 dogs allowed per household and 3 cats? Cats do more damage in the environment. There is a problem with cats and wildlife and there is a attempt to address this. It is good that cat breeders need to restrict their cat's movements but residential cats are not restricted in this way. Many people in our community already believe that all cats including domesticated cats are by law required to be confined to cages and caged runs. Has the City of Joondalup seriously considered making this a legal requirement. These measures could be introduced over a span of several years.</p>
<p>Limits 2 cats per house, we have too many cats roaming the neighbourhood at night, my cameras go off all night with random cats, cats should be indoors only Dogs should be lead only in public unless in dog exercise area that is enclosed, too many dog attacks at admiral park</p>

<p><i>Friends of Mosman Park Bushland support your actions of cat prohibited areas but would like to see verges and public spaces as well as all bushland areas prohibited. The very dry hot long summer has forced bush birds into peoples gardens and verges and any gardens and natural areas that support birds. In particular, the locally extinct western spinebill as been reported in many coastal suburbs in singles or pairs. These areas are very precarious for these birds as cats abound unrestricted.</i></p>
<p><i>Seems good to me.</i></p>
<p><i>I object to the change of 12 poultry to 6 poultry. The City should increase the number of poultry allowed per residential property to 20 poultry.</i></p>
<p><i>I consider that the maximum number of dogs and the maximum number of cats should be the same. There should be no reason that some one should be able to have more cats than dogs. I am also significantly concerned about cats being able to roam freely and the impact that this has on our native fauna. Cats owners should be required to keep their cats in an enclosed space so that their cats cannot kill and injure birds and other wildlife. If a cat owner wants their cat to be able to be outside it should be required to stay in within their own household area, with owners either setting up cat-runs or ensuring that when their cat goes outside it does not roam the neighborhood.</i></p>
<p><i>The feedback provided here ought not be necessary in my opinion. why is ECU being requested to find out what is "special" about Joondalup? ECU is a respectable university and personally have spent thousands of dollars on an expensive cache of qualifications. none of which were regarded in the end! As per usual we are being fobbed off by yet another costly exercise when there are so many important issues to research. 1. speak up about MAD. nuclear power will kill everyone on the planet if we continue in the current research by people who were never elected by the people. 2. Speak up about the "medical advice" offered by Fauci Gates and other unqualified voices 3. Speak up now before it is too late - there is nothing special to be learnt about Joondalup. people who like to keep poultry need to retain a certain number in order to contain disease. Less than 10 scratching around in back yards or primary schools will increase the risk of disease. please stop wasting our money focus on how the rates we pay can provide better outcomes than current stupid ideas. i do not expect my personal details to be published but it is often the case that personal information is made public! Perhaps the City should first liaise with the agricultural experts. see [hyperlink removed] please retain the right to keep 12 hens to maintain the integrity of the hens health. too few and the hens will be pecking at each other too.</i></p>
<p><i>The law for keeping animals should be upped to promote good and responsible behavior with animal owners. There should be more monitoring in local parks for animal owners and they should be kept away from local schools and play areas such as football and cricket pitches. In the area where I live the majority do the right thing and clear up after their pets but their is still too much dog poo which is not. They then rely on others to clear up behind them I have seen them having to clear pitches before kids can play their sport. Its disgusting and fines need to reflect that. Animals should not be allowed in school grounds at any time</i></p>
<p><i>Surely we can do better in terms of advertising intent to open a kennel etc than 'advertising in a newspaper of the District'? 4.2 (3) A cat shall not be in a Cat Prohibited Area. Oh if only saying so would make it so! Seriously, why on earth would you draft this? A cat very clearly might be in a prohibited area, hence the next clause. Why not avoid the possibility of a logical fallacy and just leave this clause out! I would actually like to see much more stringent rules on cat owners...cats hammer bird life and crap where they want. There is a very good case for not allowing cats outside of the property boundary they are kept at. There are irresponsible dog owners too. I think your offence of allowing a dog in a public building is out of pace with Bunnings these days. Or are you only planning to bother enforcing SOME of these offences? In which case, why are you introducing red tape? Beekeeping is regulated by the State Government (DPIRD) why are you requiring a permit too? You seem to lack imagination around inappropriate pets...I can think of some pythons etc that should probably not be kept in the City.</i></p>

<p><i>I am very strongly in favour of the proposed Animals Local Law 2024. In particular, I am very strongly in favour of Clause 4.3 regarding the control of cats. We have a local cat that urinates on our house doors frequently. Deterrent methods have had no effect. The owner is aware of this but takes no responsibility nor action. It is very important to have legislation that clearly defines this as an offence and offers a pathway to resolution in instances when owners refuse to cooperate in resolving the issue.</i></p>
<p><i>Hello It would appear that the draft has a few typo's in the definitions in relation to a cat; (c) refers to custody or control of a car! (e) refers to where the car is kept! Regards [- -]</i></p>
<p><i>I object to residents only allowed 6 chickens it should remain at 12 chickens and should not be changed.</i></p>
<p><i>I live opposite Yellalonga Reserve and am privileged to often see the. birdlife and native species such as quandas, blue tongue lizards etc. These two species also live in my front and back garden. However the quanda has disappeared and I suspect that a neighbours cat may be responsible. This cat has been a regular visitor to the reserve and my garden and has resisted my efforts to shoo it away. I regularly see this cat and other pet cats belonging to residents crossing Goollelal Drive to return home after hunting in the reserve. One next door neighbour has cats but, they are responsible owners who have constructed an enclosed outdoor area for their cats to go outside and never let the cats roam. They live inside their home or outside in the enclosed outdoor area. Thus proving that owners cat enjoy living with cats in a responsible way that does not contribute to death of native wildlife. The need to protect our native animals is a priority as their native habitats have dwindled significantly and domestic pets are reducing their numbers, I believe, significantly also. One way to protect them is legislation and consequences for irresponsible, uncaring owners. I hope the council will honour its role as a steward of the wildlife within its boundaries and take positive action to protect our native wildlife. Your sincerely [- -]</i></p>
<p><i>Stricter rules around dog noise and controlling dogs. Maybe some sort of education and licence before you can own one. More visible penalties for when dog owners are allowing their dog to cause a nuisance. Stronger anti social behaviour laws.</i></p>
<p><i>As a rate payer within the City of Joondalup I oppose the amendment to reduce the number of poultry a person may possess from 12 to 6. With the increase in cost of living, including staple food items such as eggs, people should be able to possess sufficient number of poultry in order to maintain a consistent supply of eggs should they wish to do so.</i></p>
<p><i>In regards to the proposed changes to the Animals Local Law I think it it great to have a uniform fine for infringements and am happy that more is being done to make owners more responsible for their cat whereabouts. I do however, have an issue with the change from 12 to 6 poultry. Since covid many families have started to keep chickens to provide their family with eggs. For homes that choose to keep Isa Browns or Hyline chickens keeping 6 chickens is enough to provide for a family of 4-5. The issue with this is that these breeds often only lay for a year or two and then often live a few years without laying. This being the case many families would need to make the choice between eggs and pets if the number is lowered from 12 to 6. The other side of this is that families move towards heritage breed chickens. These chickens live and produce eggs for longer but not at the same rate as the commercial breeds. According to a number of chicken websites when keeping heritage breeds to get 4 eggs a day you will need 8 chickens and for 6 eggs 10-12. Our family of 5 can easily go through 6 eggs a day. I would like to see the poultry number stay at 12 as it allows families to either keep non laying hens as pets as well as still have egg producers or keep more heritage breed chickens to produce the required eggs. If people are following the recommendations, keeping their chicken coops clean and have good animal husbandry then it doesn't matter how many chickens they have as there is limited offensive smell or vermin. I would like to know why the change is being proposed by the council please. Many thanks [- -]</i></p>
<p><i>With regards to a dog in a shop clause 2.4 the current proposed legislation prohibits entry of a dog into a shop unless the dog sells dogs. May an amendment of this wording please be considered in light of the fact that dogs are rarely sold in shops but I note that pet supply shops such as Petcity, Petstock and Petbarn have facilities for bathing dogs at their premises requiring entry into the shop. Could this be reworded to allow entry into "pet supply stores" rather than shops that sell dogs?</i></p>

<p>Wherever I walk in my area, there are dogs with the owners. My immediate reaction is that of apprehension, and the enjoyable walk soon becomes anxiety ridden for me. If the dogs are large, I quickly grow very fearful. Should I encounter any dog faeces on the ground, then my walk is further marred by revulsion and disgust. Surely, as a rate payer and citizen, I am entitled to good health through walks in my area?</p>
<p>While in principal I have no real issue with the revision of Local Laws, I feel that the changes outlines are so onerous as to penalise those who may already under current legislation hold animals which are now covered by the new proposed legislation. For example under section 11 Prohibited....subclause (2) you have mentioned visually impaired however, many people now have assistance dogs which are not specific to visually impaired. Many people have also taken in animals which have been neglected by other family members, general public or otherwise, and this has not been taken into account. For example, I currently have 2 dogs and if my mother passed I may inherit a 3rd. Does that mean I now have to consider rehoming or putting to sleep one of the older dogs in order to conform with the legislation. If that were to be the case, I am more likely to just do it and take the risks! I think that Kennels and Catteries should be outside of the boundaries, and require more land. I do however, know of older people who dog sit for those who are working. Where do they fit into this policy? Some common sense and also understanding of the changes of employment, working from home, entrepreneurial business enterprises etc., needs to be considered before implementing archaic legislation which then penalises the many due to the acts of the few. Kind regards [- - -]</p>
<p>I think we should ban all cats from going outdoors unless they have a harness or on leads. Below are my reasons. 1. Reduce feral cat population. The Australian government has spent a lot of money on controlling feral cats. Sadly, not all cat owners follow the rules and desex their pet cats. 2. Saving wildlife. Free-roaming cats are impacting our natural wildlife. Birds, lizards, insects and other small animals are at risk due to cats are natural predators. They hunt for fun but not for food. 3. Reduce crash accidents. Cats are wandering on the street 24/7. Drivers will need to dodge them when cats run into traffic. It either the cat gets hit or the driver gets injured as a result of dodging a cat. 4. Protect homeowner's rights and the welfare of other pet animals. Some homeowners may want to have their own pets in their backyard but they can't do it because of the free-roaming cats. Cats may trespass on another property end up fighting with another cat, kill another pet or the cats got injured. Due to the above reasons, to move forward and have the awareness of our endangering wildlife, I believe banning all cats-free roaming on the street is necessary and a must.</p>
<p>Cars have a huge impact on local wildlife including endangered species. I strongly believe that cats should be confined to the owners property ie the same expectation as for dogs.</p>
<p>Cats are the biggest problem. We have had to put up protection for a tree that cats seem to want to ring bark the tree. People let them out at night to roam and the frogs are now silent because people will not take responsibly for their cats.</p>
<p>Page 19 paragraph 8.9 (4) I object to change the number of poultry to be reduced to 6. It should remain at 12 poultry per household.</p>
<p>Hi, my only thoughts is regarding the act is that cats should be kept within the owners property at all times as they are a danger to native wild life. Certain breeds of dog that are considered to have the potential to be dangerous should be kept on a lead at all times. Thanks.</p>
<p>I would like to see all cat owners made to have cat runs and not let cats outdoors. All dogs on leads, and owners made to clean up after there pets. Pets should not be allowed in Shopping centers or supper markets unless a guide dog.</p>
<p>I am in agreement with the revised Animal Local Law 2024. The penalty fees should be higher, as in general, people only feel the pain when it hits their pocket. On the other side of the coin, my main concern is the actual policing of residnets/visitors breaking the law eg dogs off leash, not under the control of their owners, excrement being left everywhere. literally everywhere.</p>
<p>I object to you decreasing the amount of poultry a person can have on their property.</p>
<p>I OBJECT to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household. the Animals Local Law 2024 item 8.9 Keeping poultry on page 18 https://www.joondalup.wa.gov.au/wp-content/uploads/2024/05/Animals-Local-Law-2024-proposed.pdf and on page 19 tells you : "(4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area."</p>

Proposed Law 2024 a) clauses relating to the keeping of dogs & cats in owners properties should be written in 'simple english' with specific reference to the requirements required by the local law. b) Clauses as written cover a large subject area, with the recent massive increase in the keeping of dogs & cats in owners properties, the impact on local parks, native fauna, etc.. it's an area that the law should clearly address. c). This clause should be inline with keeping of only 2 dogs. I see no reason to increase the number of cats per household to 3 4.1 Keeping of cats (1) Subject to sub-clauses (2) and (3), the owners or occupiers of a property shall not permit more than 3 cats over the age of 3 months to be kept on that property. d) This clause should include a clear reference or cross reference to house owners, stating 'not a public space' is not a clear condition/instruction within the clause as it requires the reader to refer back to 1.6 Interpretations. Inclusion of house owners responsibilities is a very important part of this proposed law 4.3 Control of cats (1) A cat shall not be in a place that is not a public place unless consent to its being there has been given – (a) by the occupier or a person apparently authorised to consent on behalf of the occupier; (b) if the place is unoccupied, by the owner or a person apparently authorised to consent on behalf of the owner. e) In general a generic fine of \$250 is not a deterrent to the general public at all. It should be doubled at least. I would ask the authors of this proposed Law to refer back to the number of fines raised for this type of offence over the past years to see just how in affective a \$250 would be. Many years ago on a visit to England lake district where I saw a warning notice referencing dog excreting with a fine of around a \$1000. We never saw any dog excreting on our visit. Dollar amount of Fines should be made with consideration to the City in recovering the cost of imposing these fines 2.5 Permitting a dog to excrete on a street, public place or other land and failing to remove excreta in an approved manner \$250

I object to this change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.

With regard to cats - the requirements are not enforceable without any kind of registration and chip records. All cats should be registered and be kept on property - not allowed to roam.

My particular interest is in the number of cats allowed to roam freely night and day. They're regularly in my backyard, preying on birds etc. Sometimes there's 6 or more dead birds following their attacks. Some people in the neighbourhood go away for days or even weeks leaving cats to roam. Too many people walk their dogs off the lease and ignore the mess they leave on lawns and in parks including the school ovals. This is very unhealthy affecting children playing on the lawns or doing sport.

PART 4 - Why are owners of cat/s not required to provide adequate fencing (or cat enclosure) to their property to prevent the escape of their cat? 1) Cats kill native birds, marsupials, reptiles and need to be contained to their own property. 2) Cats are a nuisance to neighbouring properties - fighting with other cats, taunting dogs contained on their own property, scaring birds in aviaries, causing them to panic & break their necks, defecating on neighbours properties, messing up mulch. Please amend your laws. Dog owners are responsible and contain their dogs to their property, pick up the faeces in public and have their dog on lead in public. Why are the same laws not applied to cats?

Dear City of Joondalup, With regards to the proposed change to the 1999 act concerning the keeping of animals, I am dismayed to see that amendments are being put in place to curtail the number of animals secured on a property. I note the previous twelve hens allowed will now be reduced to six, as just one example of the City's overreach into the lives of decent residents, the vast majority of whom keep their pets in excellent conditions. These proposed amendments are a back-door approach to reduce the growing of residents' own food and enjoying their home as they see fit, something we've all done for decades without any problems. I strongly object to the proposed amendments. Yours faithfully, [- - -]

Consideration for Cat containment to protect native animals and birds. Especially at night. The current law states that Cats cannot enter another private property without permission. How can this be achieved realistically and how should the public address this if it is a concern. My dog barks when the local cat walks through our yard or sits on our driveway for extensive periods of time including at night. My dog then disturbs the community with the barking, but apparently not the cat. With such lovely protected areas in our community, i personally think cats should not be allowed to roam freely outside at any time

Should be made clear that dogs must be confined or on a lead at all times except in areas especially designated as exercise areas; such areas should not be sporting grounds because of the health risks posed by urine and faeces remnants left on the surface. There is a need to make it clear that all shops (including Bunnings and cafes) are included in the ban. The proposal for cats should be extended so that cats must be kept confined at all times (perhaps except if carried or on a lead). The damage to native fauna by wandering domestic cats is well-known and owners must keep cats confined to protect these precious animals, reptiles and birds.
Page 5: "nuisance" means:- (a) an activity or condition which is harmful OR ANNOYING and which gives rise to legal liability in the tort of public or private nuisance at law; Feedback: the term "annoying" is too subjective and provides insufficient detail to be enforceable. I recommend the term is removed entirely, as "harmful" is broad and may include psychological harm. (b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; Feedback: the term "enjoyment" is too subjective. I recommend the term is removed entirely. Page 26: (4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area. Feedback: This is too restrictive and perhaps breed specific limits are more helpful. For example, 6 small birds such as quail is quite different to 6 ducks or chickens. Recommend remain at 12 poultry.
Can the council advise why it has failed to require domestic cats to be contained and controlled given the strong empirical evidence supporting their negative impact on native fauna?
Hi There I believe that Part 4, Para 45 (2) [a] should apply to ALL cats, not just those belonging to breeders. I don't believe the prohibited areas clauses regarding cats is black and white enough. Kind Regards [---]
As the primary carer of a person with disabilities, and a resident of City of Joondalup, I have noticed an issue with Clause 2.4 of the proposed law, which I want to bring to your attention. Subclause 2 refers to exception being made for a "person with vision impairment" having a "bona fide guide dog". This is a very narrow definition of assistance dogs, and after a quick google search, I realise it is not compliant with federal discrimination law. The following quote is from assistancedogs.org.au: "The rights of a person with an Assistance Dog are protected under Federal Law through the Disability Discrimination Act 1992 (DDA 1992). The DDA recognises that a suitably trained Assistance Animal is a tool facilitating the functioning of a person with a disability, similar to a wheelchair. The DDA recognises both physical and psychosocial disabilities and acknowledges that an Assistance Animal can assist in either case. The DDA allows qualified Assistance Dogs to accompany their handler into all public spaces. The only exceptions to this may be spaces in which a person's disability is being addressed by other means, or areas with stringent sterility requirements, for example: • Specific Clinical Settings • Surgically sterilised areas • Industrial food preparation areas (kitchens) • Quarantined areas". I respectfully suggest this clause be revised to better reflect the use of assistance dogs in the community and federal disability discrimination law.
Animals should be kept on owners property as in not letting cats roam as I've seen multiple cats in my yard and killing local wildlife. People often walk dogs offlead with zero recall of dog.
I agree with the change of laws that cats should not be allowed to let roam freely in parks where they can sit waiting to pounce on birds or wildlife.
Disappointed that the Animals Local Law 2024 does not limit cats to the cat controller's property boundaries. Dogs may annoy, defaecate and in rare circumstances create harm. It has been proven without a doubt through scientific studies that cats kill multiple animals a day and are decimating our wildlife populations. And yet people are allowed to have up to 3 cats in their home and allow them to roam freely. There is also no mention that cats should be brought indoors at night time. So at least please: Reduce domestic cat ownership numbers to 2 cats per household Require owners to bring the cats indoors once the sun has set Require all domestic cats be sterilised Require the cats wear bells Cats are the only animals that are not restricted to property borders in this law and I can't see any reason why.
Could you please add that cats need to be confined to their owners premises. either by being kept inside or in an outdoor enclosed cat run, as other WA councils have done. I've lost count of how many birds have been killed in my yard by wandering, predatory cats. I'm also really tired of my yard being used as a cat toilet, despite trying many deterrents. This keeps the cats safe from cars too. Could you please erect signs at parks advising dog owners of the \$250 fine for not picking up their dogs's excreta.

<i>With the increase in density and subsequently very small gardens, the size and number of dogs permissible need to be seriously considered.</i>
<i>The dog on leash needs to be updated to all areas except ENCLOSED dog run areas. We live opposite a walk through and 95% of dogs are OFF leash when being walked. This causes mayhem when dogs meet and the owners appear to have no control over them I have been cornered in my own front garden by a dog many times that is supposed to be with its owner who is walking along the walkway just letting it do as it wishes. The consequence of this is not only is it dangerous but the dog then scratches up the garden and goes to the toilet which we have to deal with as the owners just turn a blind eye. Children are affected by these runaway dogs as well, dog poo in playground areas and dogs frightened playing children. There needs to be more signage up to inform people to keep their dogs on leads and more patrols to follow this up, This is done elsewhere so we here in Joondalup need to step up and protect the environment and all who live in it. Dogs will be more safe from each other when kept on leads and not so much conflict between them.</i>
<i>[multiple submissions] The keeping of cats in the City of Joondalup needs to be changed to have them kept inside or outside runs, so they are then restricted to their own properties and families. This ensures they are safe from harm themselves, and allows the local wildlife to also be safe from them. Cats are predators and it is in their natural genes to hunt and kill. We need to protect our wildlife from this especially as the weather is changing to a hotter degree. Wildlife need to find a cooler resting place close to water and cats know where these areas are and source them out ready for a kill. We need to protect our environment for future generations. Cats are quite happy in outside enclosures and it just takes a little bit of training for the cat and owners to accept this habit. Others cities within Australia and the world have this in force so we need to step up here to do the same. Cat traps should be made available for residents to use and fines for those who let their cats stray. It is not difficult, it just needs to be put in place ASAP.</i>
<i>I would like to see the cat containment laws reviewed making it law for cats to be kept indoors at night. Even better keeping cats contained inside and or in a cat run 24/7. Our cats as well as our wildlife deserve protection.</i>
<i>Re:2.4 Prohibited Places (1) A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. Dogs are these days oftentimes allowed in some shops e.g. Bunnings, Good Guys etc. This clause seems to prohibit this. Some accommodations allow dogs to stay. Also vet clinic is a business and dogs are not sold there. Should some amendments to the wording be done to cover these situations?</i>
<i>I would like to see all cats being required to be contained either indoors or within enclosures to protect our native wildlife, reptiles and insects. The implementation of licence of all cats to allow for inspectors to enforce regulations would in my view help to cover costs to the ratepayers of COJ.</i>
<i>Cats are enjoyable companion animals for many but they are also mass murdering beasts that kill despite being well fed at home. Cats wandering from their home also sees many needlessly killed by cars. The law needs to provide controls to prevent the damage they cause to the natural environment and the many smaller animals, birds and invertebrates each cat will kill every day, every year. It is time the city brings in laws that mandate cats be contained to their property just as dogs must be.</i>
<i>My primary concern is the number of cats roaming the suburb (Duncraig), preying on birds and other wildlife. Many cats are out 24 hours a day and even left out when owners are away for days or weeks. I note the proposed fine is increased but it's still not high enough to be a deterrent. An improved system of catching the free-ranging cats is required. Similarly, some dog owners walk their dogs off the lead and disregard the mess they leave everywhere on resident's lawns, parks and playing fields. It's a very unhealthy situation for playing children or anyone doing sport. Much higher penalties are required plus better policing.</i>
<i>My concern is the keeping of cats. I'm unsure why if I have a dog I must keep it confined to my premises or walk on a lead and register the dog with the local council. However, it appears that if you own a cat, it can roam wherever it wants whenever it wants doing harm to fauna and local wildlife. I am regularly woken by cats fighting and jumping around my property. I am hoping the new laws will take this into consideration.</i>

<p>Typing errors page 5 (1.6) under keeper: parts c and e refer to a car rather than a cat ((c) A person who has or appears to have immediate custody or control of the car; (e) A person who occupies any premises in which the car is ordinarily kept or ordinarily permitted to live)</p>
<p>I think domestic cats should be subject to similar control measures as domestic dogs. They should not be able to roam around and kill native animals and birds. They should be restricted to their owners properties and impounded if found out of such.</p>
<p>You have not stipulated laws related to dogs continually wandering the street. You have not addressed dogs entering private residences. It does not address the need for dogs to always be leashed - carrying a lead in your hand is not adequate, nor is alleged recall control. Nothing about dogs entering property and killing cats. NO section addressing the control of dogs at all. These are extreme killers. You also say in the notes you can have 6 cats for breeding but mention in the fines section that it is only 3. (I do not breed cats)</p>
<p>We need stricter laws on barking dogs, the City puts all the onus on the person complaining to write diaries and collect information which causes issues with neighbours. The first point of contact should be from a ranger explaining the issue and offering advice to home owners. Cats should not be allowed to roam the neighbourhood at any time they distort the native wildlife. Again the City need to take action immediately when reported.</p>
<p>Under the section headed KEEPER clause (E) has the word car instead of cat Part 2 Dogs. Sub clause 2.4 Prohibited Places A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. Questions, 1 - Does "any shop or business" include stores like Bunnings and places like cafes and restaurants? 2 - Is the city intending to publish more examples of shop or premise covered by this section? Sub clause 2.5 Fouling of streets and public places Any person liable for the control of a dog who permits that dog to excrete on any street or public place or on any land within the local government without the consent of the occupier of that land commits an offence unless the excreta is removed forthwith and disposed of either on private land with the written consent of the occupier or in such other manner as the local government may approve. Question - Does the section "any land within the local government" include parks and regional reserves, including Yellagonga Regional Park, not under direct management control of the City? Part 4 CATS 4.2 Cat prohibited areas (1) The local government may make a determination in accordance with clause 11.2 to designate land as an area on which cats are prohibited from entering or remaining. (2) In designating land for the purpose of subclause (1), the local government may have regard to the following matters in relation to the land – (a) whether the land is greater than 1 hectare in area; (b) the nature of the fauna on the land; (c) the nature of the vegetation on the land; (d) whether the land has been recognised by any authority as having vegetation or fauna of local, regional or State significant; and (e) whether the land is land to which the Conservation and Land Management Act 1984 applies under section 5 of that Act; (3) A cat shall not be in a Cat Prohibited Area. Questions, 1 - Has the city made a determination on which are the Cat Prohibited Areas 2 - Is the city going to publish a list of Cat Prohibited Areas Comment, Without a determination on Cat Prohibited Areas being published at the same time as the publishing of the Animals Local Law 2024 this section of the Law is not workable and will create significant confusion and angst with residents of the city. Given the ongoing issues with enforcing current requirements for dogs to be on lead in public areas other than those designated as being OK how does the city expect to be able to enforce any requirements regarding cats and Cat Prohibited Areas</p>
<p>With regards to the changes to the proposed Animals Local Law 2024, I strongly object to the change from 12 poultry to 6 poultry. I think it should remain at 12 poultry per household. Warm Regards, [- -]</p>
<p>1. I notice in the definition section, at least 2 instances of "car" being used in cat section. Assume it should read cat. 2. Not sure why residents can only have 2 dogs while cat owners can have 3. I would think 2 & 2 more appropriate, given the damage cats can do to local fauna.</p>

<i>Food is an essential factor for life. Having reliable food availability sustainably maintained would have to be a priority for any honest & sensible form of government. We saw serious challenges to the food delivery chain during the COVID lockdown phase, but this just one example of many that I can think of where food supply could potentially be jeopardized. Ignoring irregular challenges to the food supply network, the more locally available food, the less constant pressure on the food supply network. I feel we are blessed to be living in a country where local food sources such as a simple vegetable garden or a small amount of livestock are viable for each landholder. Such food responsibility should be encouraged rather than mandated against. I am writing to speak against the proposed changes to the laws regarding animals kept in the City of Joondalup.</i>
<i>I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.</i>
<i>Please keep limit as is (12 animals). It would be unwise to start limiting potential food production opportunities with the incessant culling of commercial poultry throughout Australia currently being undertaken. Many thanks</i>
<i>Clause 48. 3. "A person shall not permit a poultry shed to be nearer than 1 metre from the boundary of land in other occupation or 9 metres from any dwelling house or street". Why 9m? This makes it near impossible to keep chickens on an average suburban block - is this the intention? 2b. A permanent or moveable outdoor enclosure that the chickens can access during daylight hours is required *in addition* to the shed or hut requirements listed. Shed requirements described (eg 0.3m2 space per bird) are suitable for roosting area only, it is too small otherwise. Shed or hut should be orientated so that the open front is protected from prevailing winds (b iv) should state that shade (as well as ventilation) is also required during hot weather Your diagram show the food and water outside the shed or hut - why??? Part 4 - cats. Law should include requirement that cats are kept indoors at night. I am a cat owner and firmly believe that they should not be allowed to wander at night. Should also include a requirement that all cats be sterilised (and microchipped) unless the owner is a registered breeder - cat shelters are over run with unwanted cats and society does not need more kittens! Part 2 - dogs Law should include requirement that all dogs are sterilised unless owner is a registered breeder. Again, dog shelters are full of unwanted dogs and we do not need more puppies.</i>
<i>Request for amendment to ensure a complete ban on pet cats from roaming with reasonable and effective penalties for non-compliance. Evidence (ref 1) shows this holds strong public support, saves native animals and saves significant costs. Reference: 1. [hyperlink removed]</i>
<i>I approve of all changes proposed. I would also like a section added regarding bird ownership with restrictions on number of birds on one property and enclosure inspections. I have had major vermin issues since a bird/parrot breeder moved into a neighbouring property. They have also breed macaws in the past which was a noise nuisance. I would like to see restrictions on aviary placements to be at least 10 meters away from any property boundary.</i>
<i>I do not consent nor do I agree with your new proposed animal law 2024</i>
<i>I oppose the proposed reduction in maximum number of chickens from 12 to 6. Please keep it to 12.</i>
<i>Cats: I don't own a cat, but who actually does? People cannot control where their cat goes and to be honest cats do keep the rat and mice population down. We have seen an increase in mice in our area, due to a reduced number of pet cats. Softening the laws slightly to stages: a verbal warning if the cat is found on prohibited land, followed by a written warning and requirements for containment. Followed by 3rd step: fines. Bees: Again, bees are flying free and the wording of this document implies that people will be fined if there is a wild beehive on their property (eg: the bees have formed their own hive). There may be a delay in removing this or the property owner may be unaware. Again: wording needs to include the first step as a warning for removal, with advice on organisations/ apiaries in the area who may want to take the hive. By making these additions, you offer a gentler, kinder approach at first, before launching into fines, fines, fines. For these two animal species - bees and cats, who have minds of their own! However, when it comes to owners allowing their dogs to defecate in parks and on private verges I am all for the power of the law. This I don't believe you enforce nearly enough and it makes our public areas unpleasant. It's laziness on the part of pet owners (I am a dog owner), and there is no excuse for this.</i>
<i>Hello I object to the change of the option for households to keep 12 poultry down to 6 poultry. It should remain at 12 poultry per household. Thanks</i>

My last cat died @ 18 years 5 months [- -]. I would like another cat but would like to state that my cat loved a walk. He wore his harness and lead so was always under control. If a dog came along I would pick him up. He wasn't aloud to attack birds nor stray from home. We did have issues with other cats entering our property to fight him and one even came in, regularly, through his cat door to eat his food. I would prefer that a cat on a harness be allowed.
Reading the comments in council minutes, I think we are a long way off feline facial recognition and monitoring devices; however, I'd like to see more advertising through social media advising owners why it's vital to keep them indoors and stop them from roaming. Maybe a video or photo of a cat trotting up Hunt Lane with a New Holland Honey Eater it's mouth.
It is time the City implemented laws requiring cats to be contained to the owner's premises. I have had enough of my neighbour's cats defecating in my yard, running on my roof at night, sitting on the fences aggravating my dog and worst of decimating the wildlife. We once had prolific bird life in our yard but the 3 local cats have wiped them out. My dog can not wander the neighbourhood unsupervised, why are cat owners allowed to let their animals roam freely?
Thankyou for the opportunity to comment on the proposed Animal Law 2024, The Keeping of Pigeons guidelines are clear, and with few exceptions are acceptable to the West Australian Fancy Utility Pigeon Society and Nationally (ANPA). The following changes are sort to the pigeon section of the Animals Local Law 2024. We seek the removal of the minimum lot limitation of 600m2 for the keeping of pigeons. This limitation is not required as the present 1.2m boundary distance requirement for the loft, and the loft's 9m distance from the closest dwelling prevents loft placement from being in an unacceptable position. With developments and subdivision producing vast numbers of lots under 600m2 there are now many suburbs where the keeping pigeons is mostly not permissible which was not the initial intention of this guideline. The 9m setback of the loft from a road is acknowleged but the present 9m setbacks from walkways or laneways is excessive and a reduction to 5m is deemed more appropriate. It is important that the guidelines of Keeping Pigeons are written to allow for possible and reasonable dispensation for setbacks and loft design on appeal. Kindest regards [- -] ([- -] Year resident of Sorrento suburb) [- -] of the Australian National Pigeon Association (ANPA) and [- -] of FUPS (WA's biggest fancy Pigeon Society)
All the changes and additions make sense, and I'm glad the beekeeping requirements are not overly specific on type of hive. The only thing that was unsure is whether the cattery changes now require anyone with more than 3 cats to register as a cattery even if the cats are sterilised. There are provisions for the sterilisation of miniature pigs already (even though only one may be kept) so adding them for cats would not be too difficult would it? If the intent is to keep a large numbers of cats on a single property enclosed, the cattery guidelines don't seem to work for pet cats intended to be kept in the house. In that case maybe a different kind of enclosure for large numbers of non-breeding cats would be suitable, such as a cat run or screen-enclosed patio?
I believe that cat's roaming offer a positive influence in that they help catch rodents. But if a cat is a nuisance to the community for example fighting other cats entering boundaries of other properties regularly are taunting dogs and other domestic pets then they should then be contained. Owners should be allowed as many pets/dogs as they like provided that the square metres allows space and that nuisance barking etc is managed. Especially in the rental crisis with more animals being surrendered I feel as though if someone wants 3/4 dogs and they have a large property and exercise them then why the hell not.
I object to the reduction from 12 poultry to 6. It should remain 12 per household.
There needs to be the ability for nuisance cats to be removed and impounded as the owners expense. There are too many cats allowed to roam at night causing disturbance and killing native wildlife. Cat traps should be deployed upon request.
I am for introducing additional rules especially for addressing cat nuisance. Thanks
With regards to nuisance dogs: More stringent regulations needed. Naturally dog owners of barking dogs deny there is no problem, and seems that from personal experience, which including having to get other neighbours as witnesses, keep a diary, many visits with rangers, even getting it to court proceedings, the council backed out of their responsibilities. The only relief of non stop 24 hr barking is when the two dogs eventually died. People affected by the non stop barking were emergency workers nurses and police school students and babies . I considered that the council was non caring and inconsiderate to genuine complaints made.

Poultry: I do not agree with the drastic reduction in the number of poultry that can be kept from 12 down to 6. This makes backyard poultry-keeping financially unviable and not worth the effort it takes, and you may as well just go buy eggs from the shops. We have already seen retail egg shortages, and therefore the City should be encouraging self-sustainability, which starts in our own backyards, from veggie plots, chooks, bees etc. Keeping only six chooks would barely keep a family of six in eggs. In the past, I've always been happy to share (free of charge) any excess eggs we have with my neighbours, promoting community, but I won't be able to do so, as will not have any to spare. Poultry are social creatures and must be kept in numbers, but unfortunately, they can also be very fragile and die easily. It's not possible to "add" in more chickens to an existing flock, and so your numbers can diminish very quickly, more so when starting at a such a small number. If this is noise related, then 12 chooks make no more noise than 6 chooks.

Number of Dogs/Cats Allowed (set at 2/3, respectively): How does this impact people who foster for a rescue organisation? Will rescues therefore be negatively impacted if foster carers are unable to take in an animal due to number limitations? If somebody holiday boards/minds a dog/cat for more than three months for a friend, is this then considered to be a kennel/cattery? I saw no mention of owners being able to make application to the City to house a third dog, as has been the case previously. Cat Prohibited Areas: Can cats enter public spaces if on a lead, exactly as a dog can? How does the City plan to police this? How does the public identify a Cat Prohibited Area? Prohibited Areas Dogs: Does this mean that a person cannot take their dog to their workplace? Or have them sit outside the shops whilst their owner pops in to buy something? Definition Section: Two incorrect uses of the word "car" as opposed to "cat" Fines: Huge jump from \$100 to \$250 - just a money grab by the City. In terms of housing and keeping cats within home boundaries, I would like to see some laws/guidelines in being able to set-up a catio system that connects to the boundary fence, so that a neighbour cannot raise an objection, or it is not necessary to seek permission of the adjoining neighbour (as their side will not be affected) to be able to install one. This would make it simpler for a responsible cat owner to keep their cat(s) within the confines of their property.

I have few issues with the content or intention of the regulations. My comments are mostly in relation to the wording itself, or the positioning of relevant regulations within the document. I found it is a little confusing that the track change version of the regulations relating to cats and the "clean" updated version do not appear to map very well. The clean version shows provisions not found in the track changes version. Now that I have read both, I can see that new offences for cats in prohibited areas, or straying to other private property have been included, where they were not included in the track change version. There is typo in part (c) and part (e) of the definition of "keeper", where reference is made to "car" instead of "cat" In the section 4 Cats: ^ it is not clear that cats need to be registered. Registration requirements appear to be in the miscellaneous section of the regulations???. If cats do need to be registered, it would be better to include these requirements in section 4 Cats to improve understanding and compliance. Thank you for the opportunity to comment.

- On page 12 it moves from section 22 to section 45. - No mention of off-leash dog parks: there is insufficient signage at parks to show what is permitted. There is an issue with dogs being allowed off-leash at parks that also have kid's playgrounds, with dogs jumping in small kids. An amendment to rules should be made, or only enclosed dog park sections where children can be kept safe. - No mention of what happens if a dog attacks another dog or person. - No mention of what people should do with cats constantly entering our yards, do we trap them and give them to the council? - Poultry: unreasonable to mandate 9 metres from cage to house, many blocks aren't big enough to accommodate that; is there a scientific/medical reason to choose 9m?

Part 4 Cats There is no mention in the new Act of keeping Cats indoors, especially at night. This has been an enormous problem and it is known that our vulnerable fauna is being hunted and killed. Several Councils have already made curfews for cats. Why has the City of Joondalup repeatedly refused to address this? As seen clearly on security cameras, cats are wandering at night, urinating at front doors and on private fixtures.

<p>The law as written will outlaw the keeping of chickens in the majority if not all residential lots in the city as the 9m from dwelling and 1m from boundary cannot be met by anyone with lot size of less than 800m2 unless they have no house on the lot. I feel the law is unjustified and negative to the environment of the neighbourhood. Myself and others I know of in the city with blocks of less than 800m2 have kept chickens in safe and healthy conditions for well over decade. The presence of chickens is a healthy addition to the neighbourhood as when properly kept they reduce insect pests and add to the mental and physical health of the residents who keep them and collect and use the eggs. Additionally the law as written describes a basically battery chicken set up which is unhealthy and unkind to the chickens. The change to law seems pointless and arbitrary. Before any change is made to a law that affects a number of residents the evidence to support changing that law should be presented in a clear and comprehensive manner. It should also be made clear who has suggested the change to the law in case this clearly indicates a vested interest for the change. I strongly object to this change on practical, medical and ethical grounds and wish to be provided with more information as to what led to the need for the change.</p>
<p>I am totally agree with the changes and updates, especially keeping cats in an enclosed space and not allowed in any public space. I have had issues on my property with cats roaming and upsetting my dogs, also at night setting off security cameras. Also they are a pest to birds and I have witnessed this in the suburb.</p>
<p>I approve of these changes, however I am concerned that there is a lack of rules defining the confinement of a cat. As we know cats are roaming animals by nature and it is common for cat owners to allow them to roam which can lead to destruction of native species including terrestrial mammals, reptiles and birds. I would like to see more restrictions and penalties for allowing your cat to roam, to reduce the destruction of native animals, but also to reduce the chances of unwanted pregnancy from neighbouring cats. The confinement rules for dogs are a good start and should be replicated for cats. Ideally cat runs should be endorsed to allow for cats to roam the owners backyards but also limit their escape and limit animals entering the premises.</p>
<p>Please make and enforce laws for people to keep their cats indoors or enclosed, also dogs on leash in bushland and national parks, so that they stop killing and maiming native wildlife.</p>
<p>I fully support the long overdue penalties for cat owners who let, in my case even encourage, their cats to kill birds on my property and defecate in my bedroom courtyard. After repeatedly showing the owners the birds which their cats killed, they refused to keep their cat on their property because, as they told me, cats should be free to roam. There needs to be escalating penalties because some neighbours don't care about the easily affordable low fines and care even less about killing their neighbours' birds and keeping their neighbours' courtyards in a perpetual putrid, vile, stinking state. Thank-you.</p>
<p>Please do not reduce the number of poultry allowed to be kept from 12 to six. As long as the poultries are kept in good condition and the owner adheres to CoJ's regulations I can't see that this should be a problem.</p>
<p>There needs to be stricter rules for puppy breeding of aggressive type breed of dogs [multiple submissions] All dogs need to be on leads when outside walking on public foot path and also in the parks to prevent unfriendly aggressive dogs attacking other dogs, for example, if you go to the local park and you pay your rates you want to know that you can feel safe and if you have a small dog on a lead walking around the park then next minute this large dog comes out of nowhere because the owner has let the dog off the lead and the dog is a fare distance away from him and he comes up to you and your dog its very scary and intimidating, who gives the right to these people to get away with this the law needs to be tougher. As dog attacks on the rise. Also, dogs that are not friendly need to wear a scarf that says, "I need space".</p>

A text that is clear, concise, complete in all details, describes the procedures for us to understand how things work.. Congratulations to [---] and his team..... all offences incur now 250\$. That is more than a traffic fine, which is now 160\$ or so. Is that fair? On the other hand, if a fine does not hurt, it has no meaning? page 6: nuisance, (a), legal liability....the State Laws are outdated and make it very difficult to sue anyone for nuisance.... (just as a remark). I guess the parties might be guided to arbitration which is voluntary.... So, if someone is fined and complaints: nuisance, what nuisance..... 2.4, (2), are there not other reasons why a guide dogs should be allowed to be inside otherwise prohibited places? 2.7 maybe add a 2.8: Dogs have to be registered and microchipped. Question: is vaccination to keep the dog free of contagious illnesses the owners business or is that not part of public hygiene and should be regulated? 4.3 Cate need to be registered, microchipped and desexed. And same as above, vaccination against contagious some can be transferred to humans and should be therefore regulated? 7.2: We had a colony of bees moving in years ago, the hive became too big, I called the City and was told: non of our business, so I called an Apiarist who collected the bees and transported them to Bunbury. That did cost 1.500\$. I was happy that the bees were not killed. Early intervention might have made the story easier. But I guess 7.2 remedies that point? But who knows? Maybe the City can send a summary of all yes/and Nos to all residents? 7.7 (1) and (2): good to have these words. Now, does that include the Inspectors of the RSPCA? It should because they cannot enter private property. Thanks again [---]

Restrict laws should be in place for keeping of animals.

I would like to highlight a section of the proposed Animals Local Law 2024 relative to dogs in public places: "2.4 Prohibited Places (1) A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. (2) Subclause (1) does not apply to a person with a vision impairment or who is a trainer accompanied by a bona fide guide dog." Whilst there are no proposed changes to this section, it may need to be reviewed and updated. It is not in line with the current laws, which I believe are the Disability Discrimination Act 1992 and Dog Act 1976. It is limited to vision impairment and guide dogs only and not inclusive of all disabilities and assistance animals. Many people other than those who are vision impaired, have assistance dogs to assist them in public with other medical conditions and disabilities such epilepsy, diabetes, autism, and PTSD to name a few. I suggest this section needs rewording to include all assistance dogs as they are all legally permitted in public places, including those in training. Also with regards to dogs in general being permitted only in shops where they are sold, this is also potentially outdated. My understanding is that dogs are no longer permitted to be sold in "shops" as such in WA as this promotes puppy farms. Dogs are however permitted in some pet shops that sell pet products, and some hardware and garden stores (ie Bunnings). Thank you

Curfew time for cats to require owners to keep their cats indoors once dark to protect native birds. Owners should be penalised if they fail to comply. Ban ownership of dogs classified as vicious or dangerous or aggressive and by those who have been subjected to threatening behaviour. Simpler dog barking reporting procedures and actions from neighbours whose dogs bark continuously. Maybe make it compulsory for people to try to own rescue pets before purchasing from pet shops.

I want to propose an amendment to your proposed local animal law. I suggest cats be kept indoors, supervised outdoors, or in cat enclosures. This amendment will help efforts to preserve local wildlife, as cats in far greater numbers than any other predator are more detrimental to our local wildlife. Also, as cats are permitted in households in far greater numbers than other pets (3 per household), this detrimental impact will be felt three-fold. Cats out at night are also disruptive. Frequently, we hear them fighting on and around our property, disturbing our dog (who is inside), killing things, and generally making distressing noises. In our community, cat safety is a recurring issue. We often receive notifications of missing cats and cats that have been killed by cars. Cats' presence outside is unsupervised and unlimited. It risks their safety, disturbs our peace, and endangers our wildlife, including endangered marsupials. I implore you to revise your section on cats in this law for their safety, peace, and wildlife preservation.

Sterilisation Having read the proposed Animal local law 2024, with specific reference to Section 3 -Dogs and more importantly Section 4 -Cats, I would like to see the following included within the Law; 1.Mandatory for anyone that is keeping a Cat or Dog regardless of location(residential, commercial, Rural) must have the animal sterilised at 12 months. 2. Cats/dogs currently older than 12 months must be sterilised within a grace period of 12 months post ammendments to the Law. 3. Dogs/Cats cannot be rehomed/sold/traded or registered with council unless they are sterilised. Clauses 1-3 would not apply to registered breeders but only if they are currently using the animals as breeding stock. Animals no longer being used as breeding stock must be sterilised within 12 months for dogs and 4 months for Cats While I accept that this will be difficult to enforce, the current system of allowing unsterilised dogs and cats to be bought and sold is not working and therefore requires a new approach in oder to prevent loss of native fauna and the destruction of around 200,000/year across Australia. Pet stores/Breeders/Resellers 1. Pet/Retail stores/Resellers trading in puppies, cats younger than 12 months are required to register each animal with the council upon collection from the registered breeder along with the applicable fee via online portal. Details must include breeders registration number, personal details, address, breeding parents details, chip number. The pet store will then be required to update the council with the details of whomever purchased the animal. This would enable traceability of animals and put more liability on resellers to keep accurate and up to date records as well as allowing easier identification of puppy farms. Mandate registration: 1. Mandate installation of microchip and registration of all dogs and Cats when they undergo sterilisation at the vets 2. This information must be updated via online portal including updated owner details by the vet 3. Proof by means of a certificate must be supplied to council in order to register the pet with council. 4. A reminder letter sent by council every 5 years to check that current details are correct.

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Submission No.	Organisation	Objection / Support / Comment	Comments	Officer's Comment
1	Department of Local Government, Sport and Cultural Industries	Comment	<p>1. Minor edits</p> <p>The following minor edits are suggested:</p> <ul style="list-style-type: none"> Clause 1.6 <ul style="list-style-type: none"> In the definition for keeper, replace both instances of "car" with "cat". Clause 2.4: In the event that this clause is retained, the term "guide dog" should be replaced with "assistance dog". Clause 3.2: Change "his" to "their". Clause 3.8(i): Specify who can grant the order "e.g. an authorised person". Clause 4.1(3)(b): Incorporate the bracketed text into the rest of the paragraph or alternatively, move it to its own paragraph. Clause 7.3(1)(c): Change "6.16 – 6.19" to "6.16 to 6.19" <p>The City should ensure that all references and cross references are checked for accuracy, particularly if any changes are made as a result of these comments.</p> <p>2. Clause 2.4 – Dog prohibited areas</p> <p>It is suggested that clause 2.4 be deleted.</p> <p>While the Dog Act previously allowed for local laws to specify areas where dogs were prohibited, this power has been removed. Instead, the Act provides</p>	<p>This change is supported.</p> <p>It is proposed that clause 2.4 be deleted. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no</p>

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			<p>that local governments have the power to establish dog-prohibited areas via resolution of council.</p> <p>In addition, the power to establish dog-prohibited areas is limited to those areas owned, controlled or managed by the local government. Accordingly, the power cannot be used to ban dogs from private property or even private public spaces.</p> <p>3. Clause 4.2 – Cat prohibited areas</p> <p>It is suggested that clause 4.2 be deleted.</p> <p>The Cat Act currently provides that a local law may specify areas where cats are prohibited. This is generally achieved by referring to a schedule which lists each prohibited area.</p> <p>By contrast, clause 4.2 appears to be trying to confer the City council (or possibly its staff) with a general power to declare cat prohibited areas at any time, without needing to amend the local law or have that amendment subject to Parliamentary scrutiny.</p> <p>It is unlikely that the Parliament's delegated legislation committee will support the clause, since it can be interpreted as an attempt to subdelegate the legislative powers conferred by the Cat Act.</p> <p>While the Dog Act allows for prohibited areas to be declared by resolution, the Cat Act is clear that these areas must be specified in the local law. Accordingly, these areas must be dealt with by different mechanisms.</p> <p>If the City does wish to protect particular wetlands or bushland from cats, it would be advisable to prepare a schedule setting out those specific Lots</p>	<p>longer a requirement for this clause to be included in the local law.</p> <p>It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. It is considered this change is likely to be considered a significant change, and therefore, the proposed local law will need to be re-advertised for another 6 week period.</p>
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			<p>or Reserves and include that Schedule in the local law as a substitute for the determination power.</p> <p>4. Clause 4.3 – Control of Cats</p> <p>It is suggested that clause 4.3 be deleted.</p> <p>The Parliament's delegated legislation committee has concluded that the Cat Act provides a general right for cats to roam. Accordingly, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> (a) The property owner has given explicit consent for the local government to remove a specific cat from the premises; or (b) The cat is carrying out actions which genuinely qualify as "nuisance" at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>Any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the Parliament's committee.</p>	<p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
2	Friends of Yellagonga	Support	<p>The Friends of Yellagonga Regional Park is a community conservation group formed in 1992 that undertakes rehabilitation projects within regional park collaborating with managing agencies and stakeholders. The Friends of Yellagonga have over 400 members and are actively engaged in the conversation of Yellagonga Regional Park.</p> <p>The Friends of Yellagonga's purpose is to promote and participate in the conservation, rehabilitation, and protection of the regional park to ensure long-</p>	<p>The comments are noted.</p> <p>Should the Council adopt the proposed Animals Local Law 2024, a separate report will be presented to Council to designate areas as 'prohibited cat areas' under the local law.</p>

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			<p>term environmental sustainability and compatible human use.</p> <p>We support the proposed Animals Local Law 2024 to replace the existing City of Joondalup Animals Local Law 1999 for the regulation, control and management of the keeping of animals within the City of Joondalup.</p> <p>The Friends of Yellagonga strongly supports the inclusion of clause 4.2 'to designate land as an area on which cats are prohibited from entering or remaining' and clause 4.3 that 'a cat shall not be in a place that is not a public place unless consent to its being there has been given.'</p> <p>Domestic cats cause significant detrimental effects on the environment. Domestic cats have been captured on our wildlife monitoring cameras within the boundary of the regional park and are presumed to have entered the park at night from surrounding suburbs.</p> <p>We respectfully request that if the proposed Animals Local Law 2024 be approved that consideration be given to designate land that forms the environmentally significant Yellagonoga Regional Park s an area on which cats are prohibited from entering or remaining given the constituent reserves are classified as Class A Reserves, Bush Forever (site 299), and Conservation Category Wetland.</p> <p>We are thankful for the opportunity to provide comment on the proposed Animals Local Law 2024.</p>	
3	Friends of North Ocean Reef/Iluka Foreshore	Support.	<p>FONORIF supports the revisions to the 1999 law and is pleased to see the addition of laws to control cats, particularly in Prohibited Areas. We look</p>	The comments are noted.

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			forward to the separate report on the listing of Prohibited Areas and request this also be made available for community consultation.	In accordance with clause 11.2 of the proposed local law, public consultation is required to be undertaken for a minimum 21 days.
4	Resident/ratepayer	Comment	Unsure as to what animals you are referring to o farm type animals and dogs a maximum of two per household.	Further information is required in order to respond to this comment.
5	Resident/ratepayer	Support	Responsible Cat Ownership Stirling - Perth - WA (RCOS) consider that for the protection of Cats, our native wildlife and the general amenity of the district that Cats should be contained to premises at all times unless under effective control. RCOS understand the hurdles imposed by the Joint Standing Committee for Delegated Legislation by their interpretation of the Cat Act 2011, an interpretation that ROCS consider to be incorrect, and that are in any case contradictory to the existing Local Cat laws of the shires of Narrogin and Northam both of which include provisions requiring the effective control of Cats in public places. RCOS congratulate the City of Joondalup for bringing their local Animals law up to date and are broadly supportive.	Noted.
6	Resident/ratepayer	Comment	The previous Animal act 1999 allowed for 25 hens to be kept. Surely those keeping this number of fowls have done so responsibly and should be allowed to continue, unless or until there is a complaint ? Chooks fulfill a valuable role in the environment keeping grass down and converting insects and vegetable scraps to very good quality human nutrition. I admire how the Danish government apparently keeps right out of the way of the creativity, productivity and endeavour of the people and taxes are low. We suffer from too much goverment interference in our lives.	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>

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7		Comment	I support the proposed Animals Local Law 2024. I believe the penalties for infringement should be double the \$250 prescribed, particularly in the areas of owners allowing dogs to excrete on footpaths and verges without removal. Also, the disregard many cat owners have for legislation by allowing cats to leave an owners property and either hunt local wildlife or excrete in neighbouring gardens.	The value of the infringement is a matter for Council's consideration.
8		Support	My main concern is cats and I approve of the changes to how cats are managed. I live near Lake goolellal and have seen cats from nearby houses in the bush, and several times with native birds and animals they have killed. I hope this new law allows the city to set traps in the yellagonga regional park to reduce the killing of native fauna.	The comments are noted.
9		Comment	<p>Cats owners should be under the same obligations as dog owners to keep their animal within the bounds of their property and not allow it to roam free. The number of cats per property should be the same as the number of dogs. As only 2 dogs are allowed per property then only 2 cats should be allowed , not 3.</p> <p>Why are cat prohibited areas under consideration to have a 1 ha minimum. Does this mean that cats are allowed into open space reserves less than 1ha? How much enforcement is proposed? It is good to have regulation but if nil or little enforcement is undertaken then it is pointless.</p> <p>There should be more regular promotion to try to get(shame) dog owners to use the poo bags to pick up their dog's excrement and then put it into a bin or if one is not nearby actually carry it back to their abode and put it in their bin. Too many bag it and</p>	<p>Response to number of permitted cats Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation.</p> <p>The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents.</p> <p>https://www.dlgsc.wa.gov.au/departments/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4</p> <p>Neighbouring Council's Stirling and Swan allow two cats per household.</p> <p>It is considered this change can be supported.</p> <p>Response to cat prohibited areas :</p>

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			<p>leave it on the side of a path for the poo bag fairy to pick up.</p> <p>Cats are in reality just let loose on our neighbourhoods and conservation parks. Considerate people keep their cats indoor at night. But you still see cats on the prowl at night so not every owner is considerate. Cat traps should be readily available from the city. Cats should be required to be inside at night and if caught outside the owner fined. During the day most owners let their cats outside and unless they have an enclosed exercise area the cat is free to go and kill as many reptiles and birds that it encounters.</p> <p>The city could give owners with such enclosed areas free registration or at least a discount. Technological solutions, where the cat is fitted with a special collar with a sensor that can react to geofenced boundaries, could discourage the cat from straying. Such solutions could also be incentivised.</p>	<p>The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.</p> <p>Response to dog excrement It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to request for City assistance to provide cat enclosures/traps etc:</p> <p>The City currently removes cats from private property trapped by the owner of the property. There are some practices in other metro council e.g. cat enclosure rebate , Trap hire etc.</p>
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				The City may assess feasibility of those in future if there's a need in the community.
10		Comment	In section 2.4 you refer specifically to guide dogs for the blind. However, I believe that other assistance dogs - eg for people with PTSD - deserve the same consideration, otherwise you will be discriminating against them.	The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.
11		Comment	In relation to the keeping of cats. I believe it should be clearly stated that cats be confined to the owner's property and contained by means of cat runs, enclosures or kept indoors and unable to leave the property as is the case for any exotic species. Some cats currently appear to be allowed to roam freely by their owners (as this is how it has always been and are considered a pet that can look after itself). They fight, cry at night outside out windows and foul our yard. It can be a difficult conversation to have with a neighbour to complain about their cat in my yard, around our verge, park or other areas being a nuisance and having opportunity to kill birds, lizards and other small native animals within the City of Joondalup. Cats may or may not be hungry or hunting when they are not contained and are outside. However, they are instinctively attracted to small moving objects and will stalk and pounce, claw and chew a small animal whether they need food or not. With the change in zoning in City of Joondalup and the infill and loss of vegetation, native fauna is under more threat. It is a great opportunity to introduce the people of the City of Joondalup to a progressive and forward thinking approach to keeping animals and responsible cat and other animal ownership. I believe the laws need to state clearly the means by	<p>Response to cat prohibited areas : The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>

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			which cat owners need to contain their cat and the penalty for not doing so. Thank you	
12		Comment	I believe we have worked hard to own our house AND land and it will have zero effect on anyone else if I choose to have chickens in my backyard! It's MY land and there are already far too many restrictions on our lives than there used to be so if I choose to have chickens, that's exactly what I'll do!	The comments are noted.
13		Comment	The 'cat prohibited area' is too complex a definition and unlikely to have any real effect on the issue of unrestrained cats in any public places. This is one piece of legislation that could easily be simplified and improved. It is a well established fact that cats are directly responsible for a terrible toll on our native fauna. Cats should not be permitted to be unrestrained and free to roam in any public place. Any owner/keeper of such an unrestrained cat should then by default commit an offence.	Response to cat prohibited areas The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.
14		Comment	Supporting amendment Animals Local Law 2024 as published under the powers conferred by the Cat Act 2011, Dog Act 1976, Local Government Act 1995 and by all other powers enabling it as local law as resolved by council. The purpose of this local law is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup. The effect of this local law is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.	The comments are noted.
15		Comment	You may want to check page 5 in the new act proposal. Section c and e below. (CAR or CAT?) keeper in relation to a cat means each of the following persons – (a) The owner of the cat; (b) A	Noted. Those changes have made in the local law.

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			person by whom the cat is ordinarily kept; (c) A person who has or appears to have immediate custody or control of the car; (d) A person who keeps the cat, or has the cat in his or her possession for the time being; or (e) A person who occupies any premises in which the car is ordinarily kept or ordinarily permitted to live;	
16		Comment	There must be more control over dogs that bark incessantly. Cats must be restricted to their owners land and not permitted to wander. Native bird number of ravens (crows) must be controlled. Chickens (fancy or normal) should not be permitted on any residential land.	The comments are noted.
17		Comment	I am disappointed to see there are no proposed laws to keep cats in at night, between dusk and early morning. This seems to be a serious omission - apart from the havoc they cause to local wildlife, which is devastating as they are such effective hunters, especially around dusk and early morning, in our part of Duncraig they are such pests at night, fighting outside our bedroom door at midnight, jumping on our patio roof, and terrorising our grand cats who are indoor cats who come and stay sometimes....almost every early morning, evening or night various cats are in our garden causing trouble and scrapping and yowling all around the neighbourhood. I love cats, but they need to be controlled; there is a serious problem brewing and many people are not happy about it.	<p>Response to cat prohibited areas : The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

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				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
18			<p>Comments on keeping poultry. I object to reducing the number of poultry per residential property from 12 to 6. This should be maintained as 12. The strict guideline of "no poultry is able to approach within 9 metres of a dwelling or within 1 metre from a boundary of the lot;" means a lot of residents are NOT able to keep poultry. We are seeing an increase in housing density, this means it will be even harder for residents in high housing density to keep poultry. With the rise in living expenses, and the unethical treatment of commercial animals, it becomes very desirable to keep your own chicken. To explain further on unethical breeding of commercial meat birds:- These birds are hybridized to produce high breast muscle mass. These fast growing birds are slaughtered between 5 to 7 weeks of age. However, due to the different growth rates in bones and joints which cannot keep up with the fast growing breast muscle, these birds will experience lameness if they are allowed to live beyond 7 weeks of age. [hyperlink removed] This unethical approach is also evidence in commercial layers. Through selective breeding, breeds like Hi-Lines or Isa Brown, commonly seen in battery caged system, are selected to lay an egg a day. The down side is that they are artificially bred from incubators. The natural cycle for any birds involves an egg laying period followed by turning broody when they stop laying and will focus on sitting on the eggs for 3 weeks. Then the mother hen will take a further 3 weeks to mother the offspring before she will start laying again. The egg laying breeds selected for high productivity will miss out on their normal cycle or normal behaviour and will suffer</p>	<p>Response to number of poultry and setback requirements Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p> <p>The minimum setback requirements consider the impacts to health and amenity and the historic use of Organochlorines (OC) as a method for treating for termites on residential properties. Poultry are efficient scavengers and soil scratchers and can consume enough dirt to accumulate OC residues in both their meat and eggs.</p> <p>The minimum setback to boundaries and dwellings is consistent with other local government local laws and are considered appropriate.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p>

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		<p>health issues such as female reproductive problems, inflamed ovaries, cancer of ovaries, metabolic disorder such as hypocalcaemia etc. [hyperlink removed] The City's reasoning for reducing the number of poultry from 12 to 6 per household is to do with health and amenity. There seems to be a lack of evidence that more chicken or ducks will impact on health and amenity. Maybe it's a case in commercial settings, backyard chickens are more like pets and usually get a lot of attention and are well cared for. In 2010, the little town of Limburg in Belgium offered 3 chickens to 2,000 households as an experiment in to cut down on household waste. Belgian officials have reported that the chickens are a huge success, organic waste has been cut in half and the families have gained a supply of free, fresh eggs. The first month, it saved 100 tonnes of food waste going to landfill. Other councils in Belgium also have similar programs, some give out free chickens , other give out subsidies towards chicken purchase. [hyperlink removed] Instead of discouraging residents to keep chicken, council should be encouraging residents to keep chicken as a strategy to reduce organic waste to landfill which will in turn reduce greenhouse gas emission (methane)! Chicken and ducks also act as weed and pest control agent, removing the need of using harmful pesticides. Chicken and duck's droppings are nitrogen rich as birds have both urine and faeces excreted together. This acts as a good source of fertiliser.</p> <p>Comments on Cat Local Law Often the challenge of the proposed law is to police it. If a cat is seen in the natural area, how does one capture it? I heard it's taken 3 years to trap a repeated offender. Most people let their cat out and assume they don't hunt. They know they won't get caught and they carry on in letting the animal out. If the City could put in</p>	<ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to enforcement of cat prohibition/control provisions</p> <p>The City runs humane cat trapping on City lands. Identified cat are impounded and returned to owner upon claim and fees and changes paid.</p> <p>The City can assess feasibility of engaging in community education..</p> <p>The City currently assists residents by removing and impounding any cat that was trapped on private property by means of humane trapping.</p>
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			<p>place facial recognition ID register, this way you can ID them from a distance and locate the keeper. Owners should be encouraged to use GPS tracking on their animals, so they know if they have escaped and causing nuisance to the neighbours. If dogs are not supposed to go astray, neither should cats. Unlike cats, a stray dog does not usually cause harm to native fauna, cats can be detrimental to wildlife if given the chance. They should be contained and confined in their own property. Stray animals are a risk to cars and can result in accidents and injuries and maybe death. They should be contained and confined. Given the low success rate in trapping cats in the natural areas, rangers should be armed with dart guns and have these cats tranquilized and removed immediately before more harms are caused to the wildlife. If a cat is on the street or in someone's backyard or in natural areas, the cat local law has been breached and the keeper should be penalized. All cats should be contained and confined in their property. These cats that are used to roaming around would be difficult to confine. They will always try to escape. Local ecologist did research on cats that have been killed by cars. On postmortem one cat has 14 reptiles in its stomach, that's 14 in one meal. It's very important for cats that have outdoor tendency to be located at all times. They should be made to wear tracking devices with GPS and geofencing function so concerned parties can be alerted to their breaching of the geofence. This will limit their damage to our fragile environment, cats are not there just to enjoy sunshine and fresh air, they will do what cats do best as predators in the natural environment. The City must come up with better solutions to police and control them.</p>	
19		Support	<p>Thank you for the opportunity to comment on the proposed Animals Local Law 2024. I thank you for</p>	Response to cat prohibited areas

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			<p>including cats in the law and applaud the inclusion of section 4.2 Cat prohibited areas to protect areas of significance such as Harman Park; however, I think the law is lacking in Section 4.3 Control of cats and needs to go much further. We have created natural habitats at our property by planting native trees and shrubs and providing water sources for birds and wildlife which are under constant threat from multiple cats who roam freely at all times in our street. Cats should be confined to their owner's property, either by enclosed cat runs or physical deterrents around owners' boundaries to prevent cats from entering neighbouring yards. I refer to section 4.3 (2) and wonder how a cat could ever be impounded for entering my front or backyard without my consent; this would be virtually impossible and therefore makes this part of the proposed law useless. I would ask that further consideration be made in this area. On a minor matter of grammar in the proposed document, I suggest the following changes: 1. Section 4.2 (2) (d) whether the land...or State significant...reworded to ...State significance... 2. Section 4.2 (4) ...the keeper of the cat at that time commits an offence., and the cat... remove the full stop and comma to read: the keeper of the cat at that time commits an offence and the cat... 3. Replace ; with a full stop at the end of section 4.2 (2) (e). 4. Section 4.1 (c) iii replace "meters" with "metres". Thank you Kind regards</p>	<p>The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.</p> <p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to grammatical errors</p> <p>The changes proposed can be supported.</p>
20		Object	<p>I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.</p>	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where</p>

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				a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
21			It is requested that consideration is made to the re-introduction to Part II, Clause 10 in attempts to clearly identify dog exercise areas within the community and stipulate the standards that are to be upheld in those areas in relation to owners controlling their dogs. By re-introducing clause 10, it would also be recommended that the subsequent offences and modified penalties are introduced to match the intent of clause 10, which should be to clearly identify standards to be upheld in dog exercise areas. This should include ensuring that there are areas suitable for all members of the community and in equal allocation, including no dog, on-leash and off-leash greenspace and park areas, rather than designating most areas as off-leash areas and not adequately policing the minimal allocation of on-leash areas. The offences and modified penalties should also consider the requirements to keep you dog under control in all circumstances, even in off-leash designated areas.	<p>Response to dog exercise areas</p> <p>The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.</p>
22		Object	I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>

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23		Comment	<p>The cat control is not tight enough. Cats should be kept within a residential property owners land , unless under the control of owner, leash or cage . le inside or cat run Cats keep coming inside others property, killing birds, fish in ponds and stirring up dogs who then bark and their owners get into trouble. Other councils have limited cats to stop roaming and killing wildlife When we have been away and dogs in. Kennel cats come in and noticeable decrease in small birds, some dead birds , and even cheeky enough to look at dogs from outside the window whilst dogs inside and cats in our yard. Dogs have to be in control if owner, why aren't cats ?</p>	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
24		Comment	<p>This proposed Animals Local Law will make my life much easier. [redacted] [redacted] [redacted] [redacted] is planning for a [redacted] type residence to be set up for me so I can downsize but we are both concerned re our dogs. [redacted] has a little [redacted] cross bitch, and I have 2 beautiful [redacted] bitches. All of them get along very well. All 3 dogs will need to live with us as neither of us can contemplate giving any of them up. They are all very gentle/ sweet girls and have been part of our families for quite some time. They are very much loved. One of my girls is around [redacted] years, from memory, the other is a few months younger. They are exercised daily and not allowed to roam.</p>	<p>The comments are noted.</p>
25		Comment	<p>I have scanned through the documents about revisions to the proposed Animals Local Law 2024. they seem to explain objectives thoroughly. Why</p>	<p>Response to number of permitted cats</p>

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			<p>are only 2 dogs allowed per household and 3 cats? Cats do more damage in the environment. There is a problem with cats and wildlife and there is a attempt to address this. It is good that cat breeders need to restrict their cat's movements but residential cats are not restricted in this way. Many people in our community already believe that all cats including domesticated cats are by law required to be confined to cages and caged runs. Has the City of Joondalup seriously considered making this a legal requirement. These measures could be introduced over a span of several years.</p>	<p>Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation.</p> <p>The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents.</p> <p>https://www.dlgsc.wa.gov.au/departments/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4</p> <p>Neighbouring Council's Stirling and Swan allow two cats per household.</p> <p>It is considered this change can be supported.</p>
26		Comment	<p>Limits 2 cats per house, we have too many cats roaming the neighbourhood at night, my cameras go off all night with random cats, cats should be indoors only Dogs should be lead only in public unless in dog exercise area that is enclosed, too many dog attacks at admiral park</p>	<p>Response to number of permitted cats</p> <p>Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation.</p> <p>The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents.</p> <p>https://www.dlgsc.wa.gov.au/departments/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4</p> <p>Neighbouring Council's Stirling and Swan allow two cats per household.</p> <p>It is considered this change can be supported.</p> <p>Response to dog exercise areas</p>

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				The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.
27		Comment.	Friends of Mosman Park Bushland support your actions of cat prohibited areas but would like to see verges and public spaces as well as all bushland areas prohibited. The very dry hot long summer has forced bush birds into peoples gardens and verges and any gardens and natural areas that support birds. In particular, the locally extinct western spinebill as been reported in many coastal suburbs in singles or pairs. These areas are very precarious for these birds as cats abound unrestricted.	<p>The comments are noted.</p> <p>Response to cat prohibited areas The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.</p>
28		Comment	Seems good to me.	The comments are noted.
29		Comment	I object to the change of 12 poultry to 6 poultry. The City should increase the number of poultry allowed per residential property to 20 poultry.	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>
30		Comment	I consider that the maximum number of dogs and the maximum number of cats should be the same. There should be no reason that some one should be able to have more cats than dogs. I am also significantly concerned about cats being able to roam freely and the impact that this has on our native fauna. Cats owners should be required to keep their cats in an enclosed space so that their cats cannot kill and injure birds and other wildlife. If	<p>Response to number of permitted cats Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation.</p> <p>The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents.</p>

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			<p>a cat owner wants their cat to be able to be outside it should be required to stay in within their own household area, with owners either setting up cat-runs or ensuring that when their cat goes outside it does not roam the neighborhood.</p>	<p>https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4</p> <p>Neighbouring Council's Stirling and Swan allow two cats per household.</p> <p>It is considered this change can be supported.</p>
31		Comment	<p>The feedback provided here ought not be necessary in my opinion. why is ECU being requested to find out what is "special" about Joondalup? ECU is a respectable university and personally have spent thousands of dollars on an expensive cache of qualifications. none of which were regarded in the end! As per usual we are being fobbed off by yet another costly exercise when there are so many important issues to research. 1. speak up about MAD. nuclear power will kill everyone on the planet if we continue in the current research by people who were never elected by the people. 2. Speak up about the "medical advice" offered by Fauci Gates and other unqualified voices 3. Speak up now before it is too late - there is nothing special to be learnt about Joondalup. people who like to keep poultry need to retain a certain number in order to contain disease. Less than 10 scratching around in back yards or primary schools will increase the risk of disease. please stop wasting our money focus on how the rates we pay can provide better outcomes than current stupid ideas. i do not expect my personal details to be published but it is often the case that personal information is made public! Perhaps the City should first liaise with the agricultural experts. see [hyperlink removed] please retain the right to keep 12 hens to maintain the integrity of the hens</p>	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>

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			health. too few and the hens will be pecking at each other too.	
32		Comment	The law for keeping animals should be upped to promote good and responsible behavior with animal owners. There should be more monitoring in local parks for animal owners and they should be kept away from local schools and play areas such as football and cricket pitches. In the area where I live the majority do the right thing and clear up after their pets but their is still too much dog poo which is not. They then rely on others to clear up behind them I have seen them having to clear pitches before kids can play their sport. Its disgusting and fines need to reflect that. Animals should not be allowed in school grounds at any time	<p>Response to dog excrement It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.</p> <p>Response to dog exercise areas The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.</p> <p>Under the <i>Dog Act 1976</i> a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under <i>Dog Act 1976</i>.</p>
33			Surely we can do better in terms of advertising intent to open a kennel etc than 'advertising in a newspaper of the District'? 4.2 (3) A cat shall not be in a Cat Prohibited Area. Oh if only saying so would make it so! Seriously, why on earth would you draft this? A cat very clearly might be in a prohibited area, hence the next clause. Why not avoid the possibility of a logical fallacy and just leave this clause out! I would actually like to see much more stringent rules on cat owners...cats hammer bird life and crap where they want. There is a very good case for not allowing cats outside of the property boundary they are kept at. There are irresponsible dog owners too. I think your offence of allowing a dog in a public building is out of pace with Bunnings these days. Or are you only planning to bother enforcing SOME of these offences? In which case, why are you introducing red tape? Beekeeping is regulated by the State Government (DPIRD) why are you requiring a permit too? You seem to lack	<p>Response to cat prohibited areas The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely

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			<p>imagination around inappropriate pets...I can think of some pythons etc that should probably not be kept in the City.</p>	<p>to extend to a cat merely entering a property without consent).</p> <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response in relation to bees The Department of Primary Industries and Regional Development (DPIRD) administer requirements relating to the registration of a beekeeper. DPIRD considerations relate to the protection of native bees, managing disease, requiring the branding of hives to allow tracking, and other obligations under the <i>Biosecurity and Agricultural Management Act 2007</i>.</p> <p>The City's role in regard to the keeping of bee hives do not relate to the matters administered by the DPIRD. The City's local laws allow the consideration of amenity issues including the impact to residents, acknowledging that there are risks associated with persons who have severe allergies to bees that need to also be considered.</p>
34			<p>I am very strongly in favour of the proposed Animals Local Law 2024. In particular, I am very strongly in favour of Clause 4.3 regarding the control of cats. We have a local cat that urinates on our house doors frequently. Deterrent methods have had no effect. The owner is aware of this but takes no responsibility nor action. It is very important to have legislation that clearly defines this as an offence and offers a pathway to resolution in instances when owners refuse to cooperate in resolving the issue.</p>	<p>The comments are noted.</p>
35			<p>Hello It would appear that the draft has a few typo's in the definitions in relation to a cat; (c) refers to</p>	<p>Noted. Those changes have made in the local law.</p>

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			custody or control of a car! (e) refers to where the car is kept! Regards	
36			I object to residents only allowed 6 chickens it should remain at 12 chickens and should not be changed.	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>
37			I live opposite Yellalonga Reserve and am privileged to often see the. birdlife and native species such as quandas, blue tongue lizards etc. These two species also live in my front and back garden. However the quanda has disappeared and I suspect that a neighbours cat may be responsible. This cat has been a regular visitor to the reserve and my garden and has resisted my efforts to shoo it away. I regularly see this cat and other pet cats belonging to residents crossing Goollelal Drive to return home after hunting in the reserve. One next door neighbour has cats but, they are responsible owners who have constructed an enclosed outdoor area for their cats to go outside and never let the cats roam. They live inside their home or outside in the enclosed outdoor area. Thus proving that owners cat enjoy living with cats in a responsible way that does not contribute to death of native wildlife. The need to protect our native animals is a priority as their native habitats have dwindled significantly and domestic pets are reducing their numbers, I believe, significantly also. One way to protect them is legislation and consequences for irresponsible, uncaring owners. I hope the council	The comments are noted.

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			will honour its role as a steward of the wildlife within its boundaries and take positive action to protect our native wildlife. Your sincerely	
38			Stricter rules around dog noise and controlling dogs. Maybe some sort of education and licence before you can own one. More visible penalties for when dog owners are allowing their dog to cause a nuisance. Stronger anti social behaviour laws.	Response to nuisance dogs The <i>Dog Act 1976</i> covers issues related to nuisance dogs. The City has established procedures to continue to deal with dog nuisance reports.
39			As a rate payer within the City of Joondalup I oppose the amendment to reduce the number of poultry a person may possess from 12 to 6. With the increase in cost of living, including staple food items such as eggs, people should be able to possess sufficient number of poultry in order to maintain a consistent supply of eggs should they wish to do so.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
40			In regards to the proposed changes to the Animals Local Law I think it is great to have a uniform fine for infringements and am happy that more is being done to make owners more responsible for their cat whereabouts. I do however, have an issue with the change from 12 to 6 poultry. Since covid many families have started to keep chickens to provide their family with eggs. For homes that choose to keep Isa Browns or Hyline chickens keeping 6 chickens is enough to provide for a family of 4-5. The issue with this is that these breeds often only lay for a year or two and then often live a few years without laying. This being the case many families would need to make the choice between eggs and pets if the number is lowered from 12 to 6. The other side of this is that families move towards	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.

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			heritage breed chickens. These chickens live and produce eggs for longer but not at the same rate as the commercial breeds. According to a number of chicken websites when keeping heritage breeds to get 4 eggs a day you will need 8 chickens and for 6 eggs 10-12. Our family of 5 can easily go through 6 eggs a day. I would like to see the poultry number stay at 12 as it allows families to either keep non laying hens as pets as well as still have egg producers or keep more heritage breed chickens to produce the required eggs. If people are following the recommendations, keeping their chicken coops clean and have good animal husbandry then it doesn't matter how many chickens they have as there is limited offensive smell or vermin. I would like to know why the change is being proposed by the council please. Many thanks	
41			With regards to a dog in a shop clause 2.4 the current proposed legislation prohibits entry of a dog into a shop unless the dog sells dogs. May an amendment of this wording please be considered in light of the fact that dogs are rarely sold in shops but I note that pet supply shops such as Petcity, Petstock and Petbarn have facilities for bathing dogs at their premises requiring entry into the shop. Could this be reworded to allow entry into "pet supply stores" rather than shops that sell dogs?	It is proposed that clause 2.4 be deleted. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au) . There is no longer a requirement for this clause to be included in the local law.
42			Wherever I walk in my area, there are dogs with the owners. My immediate reaction is that of apprehension, and the enjoyable walk soon becomes anxiety ridden for me. If the dogs are large, I quickly grow very fearful. Should I encounter any dog faeces on the ground, then my walk is further marred by revulsion and disgust. Surely, as a rate payer and citizen, I am entitled to good health through walks in my area?	Response to dog excrement It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.

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43			<p>While in principal I have no real issue with the revision of Local Laws, I feel that the changes outlines are so onerous as to penalise those who may already under current legislation hold animals which are now covered by the new proposed legislation. For example under section 11 Prohibited....subclause (2) you have mentioned visually impaired however, many people now have assistance dogs which are not specific to visually impaired. Many people have also taken in animals which have been neglected by other family members, general public or otherwise, and this has not been taken into account. For example, I currently have 2 dogs and if my mother passed I may inherit a 3rd. Does that mean I now have to consider rehoming or putting to sleep one of the older dogs in order to confirm with the legislation. If that were to be the case, I am more likely to just do it and take the risks!</p> <p>I think that Kennels and Catteries should be outside of the boundaries, and require more land. I do however, know of older people who dog sit for those who are working. Where do they fit into this policy? Some common sense and also understanding of the changes of employment, working from home, entrepreneurial business enterprises etc., needs to be considered before implementing archaic legislation which then penalises the many due to the acts of the few. Kind regards [-</p>	<p>Response in relation to number of dogs to be kept Under the current <i>Animals Local Law 1999</i> a person may keep up to 6 dogs over the age of 3 months (and the young of those dogs under that age) if the premises is situated within a rural areas or comprise a lot in a special rural area having an area of 4 hectares or more. This clause is deleted within the proposed new Animals Local Law 2024, as it has no real effect anymore as there are no longer any rural areas within the City of Joondalup.</p> <p>A person may keep a maximum of 2 dogs (and the young of those dogs). This clause has not changed from the current <i>Animals Local Law 1999</i>.</p> <p>Catteries Clause 4.1 of the proposed Animals Local Law 2024 deals with catteries, and provides that catteries may only be kept in a commercial or industrial area.</p>
44			<p>I think we should ban all cats from going outdoors unless they have a harness or on leads. Below are my reasons. 1. Reduce feral cat population. The Australian government has spent a lot of money on controlling feral cats. Sadly, not all cat owners</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot</p>

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			<p>follow the rules and desex their pet cats. 2. Saving wildlife. Free-roaming cats are impacting our natural wildlife. Birds, lizards, insects and other small animals are at risk due to cats are natural predators. They hunt for fun but not for food. 3. Reduce crash accidents. Cats are wandering on the street 24/7. Drivers will need to dodge them when cats run into traffic. It either the cat gets hit or the driver gets injured as a result of dodging a cat. 4. Protect homeowner's rights and the welfare of other pet animals. Some homeowners may want to have their own pets in their backyard but they can't do it because of the free-roaming cats. Cats may trespass on another property end up fighting with another cat, kill another pet or the cats got injured. Due to the above reasons, to move forward and have the awareness of our endangering wildlife, I believe banning all cats-free roaming on the street is necessary and a must.</p>	<p>restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>The DLG in their response have suggested that any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the JSCDL. In that case, the City will need to wait for the State Government to make amendments to the <i>Cat Act 2011</i> to allow local governments to make local laws for cat containment</p>
45			<p>Cars have a huge impact on local wildlife including endangered species. I strongly believe that cats should be confined to the owners property ie the same expectation as for dogs.</p>	<p>The comments are noted. Changes have been made to the local law to correct the typographical error.</p>
46			<p>Cats are the biggest problem. We have had to put up protection for a tree that cats seem to want to ring bark the tree. People let them out at night to roam and the frogs are now silent because people will not take responsibly for their cats.</p>	<p>The comments are noted.</p>
47			<p>Page 19 paragraph 8.9 (4) I object to change the number of poultry to be reduced to 6. It should remain at 12 poultry per household .</p>	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where</p>

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				a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
48			Hi, my only thoughts is regarding the act is that cats should be kept within the owners property at all times as they are a danger to native wild life. Certain breeds of dog that are considered to have the potential to be dangerous should be kept on a lead at all times. Thanks.	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>The DLG in their response have suggested that any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the JSCDL. In that case, the City will need to wait for the State Government to make amendments to the <i>Cat Act 2011</i> to allow local governments to make local laws for cat containment.</p>
49			I would like to see all cat owners made to have cat runs and not let cats outdoors. All dogs on leads, and owners made to clean up after there pets. Pets should not be allowed in Shopping centers or supper markets unless a guide dog.	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p>

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				<ul style="list-style-type: none"> The property owner has given explicit consent for the local government to remove a specific cat from the premises; or The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>The DLG in their response have suggested that any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the JSCDL. In that case, the City will need to wait for the State Government to make amendments to the <i>Cat Act 2011</i> to allow local governments to make local laws for cat containment.</p> <p>Response to dog excrement It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.</p>
50			I am in agreement with the revised Animal Local Law 2024. The penalty fees should be higher, as in general, people only feel the pain when it hits their pocket. On the other side of the coin, my main concern is the actual policing of residnets/visitors breaking the law eg dogs off leash, not under the control of their owners, excrement being left everywhere. literally everywhere.	<p>Response to increasing penalties</p> <p>The penalties applied are per the prescribed amounts under the <i>Dog Act 1976</i> and <i>Dog Regulations 2013</i>.</p> <p>Response to dog excrement It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.</p>
51			I object to you decreasing the amount of poultry a person can have on their property.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.

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				The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
52			I OBJECT to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household. the Animals Local Law 2024 item 8.9 Keeping poultry on page 18 https://www.joondalup.wa.gov.au/wp-content/uploads/2024/05/Animals-Local-Law-2024-proposed.pdf and on page 19 tells you : "(4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area."	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>
53			Proposed Law 2024 a) clauses relating to the keeping of dogs & cats in owners properties should be written in 'simple english' with specific reference to the requirements required by the local law. b) Clauses as written cover a large subject area, with the recent massive increase in the keeping of dogs & cats in owners properties, the impact on local parks, native fauna, etc.. it's an area that the law should clearly address. c). This clause should be inline with keeping of only 2 dogs. I see no reason to increase the number of cats per household to 3 4.1 Keeping of cats (1) Subject to sub-clauses (2) and (3), the owners or occupiers of a property shall not permit more than 3 cats over the age of 3 months to be kept on that property. d) This clause should include a clear reference or cross reference to house owners, stating 'not a public space' is not a clear condition/instruction within the clause as it requires the reader to refer back to 1.6	<p>Response to number of permitted cats Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation.</p> <p>The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents.</p> <p>https://www.dlgsc.wa.gov.au/departments/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4</p> <p>Neighbouring Council's Stirling and Swan allow two cats per household.</p> <p>It is considered this change can be supported.</p>

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			<p>Interpretations. Inclusion of house owners responsibilities is a very important part of this proposed law 4.3 Control of cats (1) A cat shall not be in a place that is not a public place unless consent to its being there has been given – (a) by the occupier or a person apparently authorised to consent on behalf of the occupier; (b) if the place is unoccupied, by the owner or a person apparently authorised to consent on behalf of the owner. e) In general a generic fine of \$250 is not a deterrent to the general public at all. It should be doubled at least. I would ask the authors of this proposed Law to refer back to the number of fines raised for this type of offence over the past years to see just how in affective a \$250 would be. Many years ago on a visit to England lake district where I saw a warning notice referencing dog excreting with a fine of around a \$1000. We never saw any dog excreting on our visit. Dollar amount of Fines should be made with consideration to the City in recovering the cost of imposing these fines 2.5 Permitting a dog to excrete on a street, public place or other land and failing to remove excreta in an approved manner \$250</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>The DLG in their response have suggested that any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the JSCDL. In that case, the City will need to wait for the State Government to make amendments to the <i>Cat Act 2011</i> to allow local governments to make local laws for cat containment.</p> <p>Response to dog excrement It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.</p> <p>Response to increasing penalties Under the proposed Animal Local Law 2024, higher penalties (\$1000) are proposed for dog excrement.</p>
54			<p>I object to this change from 12 poultry to 6 poultry. It should remain at 12 poultry per household</p>	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry</p>

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				<p>enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>
55			<p>With regard to cats - the requirements are not enforceable without any kind of registration and chip records. All cats should be registered and be kept on property - not allowed to roam</p>	<p>Response to cat registration</p> <p>The <i>Cat Act 2011</i> provides a cat over the age of 6 months must be registered with the local government. Penalty: a fine of \$5,000. There is no need to duplicate this requirement in the local law.</p>
56			<p>My particular interest is in the number of cats allowed to roam freely night and day. They're regularly in my backyard, preying on birds etc. Sometimes there's 6 or more dead birds following their attacks. Some people in the neighbourhood go away for days or even weeks leaving cats to roam. Too many people walk their dogs off the lease and ignore the mess they leave on lawns and in parks including the school ovals. This is very unhealthy affecting children playing on the lawns or doing sport.</p>	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to dog excrement</p>

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				It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.
57			PART 4 - Why are owners of cat/s not required to provide adequate fencing (or cat enclosure) to their property to prevent the escape of their cat? 1) Cats kill native birds, marsupials, reptiles and need to be contained to their own property. 2) Cats are a nuisance to neighbouring properties - fighting with other cats, taunting dogs contained on their own property, scaring birds in aviaries, causing them to panic & break their necks, defecating on neighbours properties, messing up mulch. Please amend your laws. Dog owners are responsible and contain their dogs to their property, pick up the faeces in public and have their dog on lead in public. Why are the same laws not applied to cats?	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
58			Dear City of Joondalup, With regards to the proposed change to the 1999 act concerning the keeping of animals, I am dismayed to see that amendments are being put in place to curtail the number of animals secured on a property. I note the previous twelve hens allowed will now be reduced to six, as just one example of the City's overreach into the lives of decent residents, the vast majority of whom keep their pets in excellent conditions. These proposed amendments are a back-door approach to reduce the growing of residents' own food and enjoying their home as they see fit, something we've all done for decades without any	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>

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			problems. I strongly object to the proposed amendments. Yours faithfully,	
59			<p>Consideration for Cat containment to protect native animals and birds. Especially at night. The current law states that Cats cannot enter another private property without permission. How can this be achieved realistically and how should the public address this if it is a concern. My dog barks when the local cat walks through our yard or sits on our driveway for extensive periods of time including at night. My dog then disturbs the community with the barking, but apparently not the cat. With such lovely protected areas in our community, i personally think cats should not be allowed to roam freely outside at any time</p>	<p>Response to cat prohibited areas The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
60			<p>Should be made clear that dogs must be confined or on a lead at all times except in areas especially designated as exercise areas; such areas should not be sporting grounds because of the health risks posed by urine and faeces remnants left on the surface. There is a need to make it clear that all</p>	<p>Response to dog exercise areas</p> <p>The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.</p>

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			shops (including Bunnings and cafes) are included in the ban. The proposal for cats should be extended so that cats must be kept confined at all times (perhaps except if carried or on a lead). The damage to native fauna by wandering domestic cats is well-known and owners must keep cats confined to protect these precious animals, reptiles and birds.	<p>Under the <i>Dog Act 1976</i> a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under <i>Dog Act 1976</i>.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
61			Page 5: "nuisance" means:- (a) an activity or condition which is harmful OR ANNOYING and which gives rise to legal liability in the tort of public or private nuisance at law; Feedback: the term "annoying" is too subjective and provides insufficient detail to be enforceable. I recommend the term is removed entirely, as "harmful" is broad and may include psychological harm. (b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; Feedback: the term "enjoyment" is too subjective. I recommend the term is removed	<p>Response to definition for nuisance The definition of nuisance by a dog is given under the <i>Dog Act 1976</i> Division 4.</p> <p>Response to the number of poultry Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p>

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			entirely. Page 26: (4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area. Feedback: This is too restrictive and perhaps breed specific limits are more helpful. For example, 6 small birds such as quail is quite different to 6 ducks or chickens. Recommend remain at 12 poultry.	The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
62			Can the council advise why it has failed to require domestic cats to be contained and controlled given the strong empirical evidence supporting their negative impact on native fauna?	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
63			Hi There I believe that Part 4, Para 45 (2) [a] should apply to ALL cats, not just those belonging to breeders. I don't believe the prohibited areas clauses regarding cats is black and white enough. Kind Regards	In relation to cat prohibited areas, it is proposed to amend clause 4.2 to include the list of cat prohibited areas within the local law itself.
64			As the primary carer of a person with disabilities, and a resident of City of Joondalup, I have noticed an issue with Clause 2.4 of the proposed law, which	It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in

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			<p>I want to bring to your attention. Subclause 2 refers to exception being made for a “person with vision impairment” having a “bona fide guide dog”. This is a very narrow definition of assistance dogs, and after a quick google search, I realise it is not compliant with federal discrimination law. The following quote is from assistancedogs.org.au: “The rights of a person with an Assistance Dog are protected under Federal Law through the Disability Discrimination Act 1992 (DDA 1992). The DDA recognises that a suitably trained Assistance Animal is a tool facilitating the functioning of a person with a disability, similar to a wheelchair. The DDA recognises both physical and psychosocial disabilities and acknowledges that an Assistance Animal can assist in either case. The DDA allows qualified Assistance Dogs to accompany their handler into all public spaces. The only exceptions to this may be spaces in which a person’s disability is being addressed by other means, or areas with stringent sterility requirements, for example: • Specific Clinical Settings • Surgically sterilised areas • Industrial food preparation areas (kitchens) • Quarantined areas”. I respectfully suggest this clause be revised to better reflect the use of assistance dogs in the community and federal disability discrimination law.</p>	<p>relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.</p>
65			<p>Animals should be kept on owners property as in not letting cats roam as I've seen multiple cats in my yard and killing local wildlife. People often walk dogs offlead with zero recall of dog.</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat’s ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or

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				<ul style="list-style-type: none"> The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to dog exercise areas</p> <p>The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.</p> <p>Under the <i>Dog Act 1976</i> a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under <i>Dog Act 1976</i>.</p>
66			I agree with the change of laws that cats should not be allowed to let roam freely in parks where they can sit waiting to pounce on birds or wildlife.	The comments are noted.
67			Disappointed that the Animals Local Law 2024 does not limit cats to the cat controller's property boundaries. Dogs may annoy, defaecate and in rare circumstances create harm. It has been proven is without a doubt through scientific studies that cats kill multiple animals a day and are decimating our wildlife populations. And yet people are allowed to have up to 3 cats in their home and allow them to roam freely. There is also no mention that cats should be brought indoors at night time. So at least please: Reduce domestic cat ownership numbers to 2 cats per household Require owners to bring the	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> The property owner has given explicit consent for the local government to remove a specific cat from the premises; or The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely

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			<p>cats indoors once the sun has set Require all domestic cats be sterilised Require the cats wear bells Cats are the only animals that are not restricted to property borders in this law and I can't see any reason why.</p>	<p>to extend to a cat merely entering a property without consent).</p> <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to number of permitted cats Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation.</p> <p>The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents.</p> <p>https://www.dlgsc.wa.gov.au/departments/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4</p> <p>Neighbouring Council's Stirling and Swan allow two cats per household.</p> <p>It is considered this change can be supported.</p> <p>Response to cat sterilisation The <i>Cat Act 2011</i> provides that a cat must be registered and a cat must be sterilised (unless an exemption applies) in order to be registered with the local government.</p>
68			<p>Could you please add that cats need to be confined to their owners premises. either by being kept inside or in an outdoor enclosed cat run, as other WA councils have done. I've lost count of how many birds have been killed in my yard by wandering, predatory cats. I'm also really tired of</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p>

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			<p>my yard being used as a cat toilet, despite trying many deterrents. This keeps the cats safe from cars too. Could you please erect signs at parks advising dog owners of the \$250 fine for not picking up their dogs's excreta.</p>	<ul style="list-style-type: none"> The property owner has given explicit consent for the local government to remove a specific cat from the premises; or The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to signs being erected at parks in relation to dog excrement</p> <p>The City is currently developing a Dog Management plan which will address issues related to dog excrement and signage.</p> <p>Higher penalties have been proposed under the proposed Animals Local Law 2024 in relation to dog excrement.</p>
69			<p>With the increase in density and subsequently very small gardens, the size and number of dogs permissible need to be seriously considered.</p>	<p>The number of dogs permitted to be kept at a premises is currently two. Revising the number of dogs that may be permitted to be kept at a premises is a matter for Council's consideration.</p>
70			<p>The dog on leash needs to be updated to all areas except ENCLOSED dog run areas. We live opposite a walk through and 95% of dogs are OFF leash when being walked. This causes mayhem when dogs meet and the owners appear to have no control over them I have been cornered in my own front garden by a dog many times that is supposed to be with its owner who is walking along the walkway just letting it do as it wishes. The</p>	<p>Response to dog prohibited areas</p> <p>The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.</p> <p>Under the <i>Dog Act 1976</i> a owner dog is required to have effective control of their dog even when the dog is in an off</p>

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			<p>consequence of this is not only is it dangerous but the dog then scratches up the garden and goes to the toilet which we have to deal with as the owners just turn a blind eye. Children are affected by these runaway dogs as well, dog poo in playground areas and dogs frightened playing children. There needs to be more signage up to inform people to keep their dogs on leads and more patrols to follow this up, This is done elsewhere so we here in Joondalup need to step up and protect the environment and all who live in it. Dogs will be more safe from each other when kept on leads and not so much conflict between them.</p> <p>[multiple submissions] The keeping of cats in the City of Joondalup needs to be changed to have them kept inside or outside runs, so they are then restricted to their own properties and families. This ensures they are safe from harm themselves, and allows the local wildlife to also be safe from them. Cats are predators and it is in their natural genes to hunt and kill. We need to protect our wildlife from this especially as the weather is changing to a hotter degree. Wildlife need to find a cooler resting place close to water and cats know where these areas are and source them out ready for a kill. We need to protect our environment for future generations. Cats are quite happy in outside enclosures and it just takes a little bit of training for the cat and owners to accept this habit. Others cities within Australia and the world have this in force so we need to step up here to do the same. Cat traps should be made available for residents to use and fines for those who let their cats stray. It is not difficult, it just needs to be put in place ASAP.</p>	<p>leash dog exercise area. The City will continue to enforce the provisions under <i>Dog Act 1976</i>.</p>
71			<p>I would like to see the cat containment laws reviewed making it law for cats to be kept indoors at night. Even better keeping cats contained inside and or in a cat run 24/7. Our cats as well as our wildlife deserve protection.</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot</p>

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				<p>restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
72			<p>Re:2.4 Prohibited Places (1) A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. Dogs are these days oftentimes allowed in some shops e.g. Bunnings, Good Guys etc. This clause seems to prohibit this. Some accommodations allow dogs to stay. Also vet clinic is a business and dogs are not sold there. Should some amendments to the wording be done to cover these situations?</p>	<p>It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.</p>
73			<p>I would like to see all cats being required to be contained either indoors or within enclosures to protect our native wildlife, reptiles and insects. The implementation of licence of all cats to allow for inspectors to enforce regulations would in my view help to cover costs to the ratepayers of COJ.</p>	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p>

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				<ul style="list-style-type: none"> The property owner has given explicit consent for the local government to remove a specific cat from the premises; or The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
74			<p>Cats are enjoyable companion animals for many but they are also mass murdering beasts that kill despite being well fed at home. Cats wandering from their home also sees many needlessly killed by cars. The law needs to provide controls to prevent the damage they cause to the natural environment and the many smaller animals, birds and invertebrates each cat will kill every day, every year. It is time the city brings in laws that mandate cats be contained to their property just as dogs must be.</p>	<p>Response to cat prohibited areas The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> The property owner has given explicit consent for the local government to remove a specific cat from the premises; or The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

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				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
75			<p>My primary concern is the number of cats roaming the suburb (Duncraig), preying on birds and other wildlife. Many cats are out 24 hours a day and even left out when owners are away for days or weeks. I note the proposed fine is increased but it's still not high enough to be a deterrent. An improved system of catching the free-ranging cats is required.</p> <p>Similarly, some dog owners walk their dogs off the lead and disregard the mess they leave everywhere on resident's lawns, parks and playing fields. It's a very unhealthy situation for playing children or anyone doing sport. Much higher penalties are required plus better policing.</p>	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to dog excrement</p> <p>It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.</p>
76			<p>My concern is the keeping of cats. I'm unsure why if I have a dog I must keep it confined to my premises or walk on a lead and register the dog with the local council. However, it appears that if you own a cat, it can roam wherever it wants whenever it wants doing harm to fauna and local wildlife. I am regularly woken by cats fighting and jumping</p>	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p>

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			around my property. I am hoping the new laws will take this into consideration.	<ul style="list-style-type: none"> The property owner has given explicit consent for the local government to remove a specific cat from the premises; or The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
77			Typing errors page 5 (1.6) under keeper: parts c and e refer to a car rather than a cat ((c) A person who has or appears to have immediate custody or control of the car; (e) A person who occupies any premises in which the car is ordinarily kept or ordinarily permitted to live)	The comments are noted. Those changes have made in the local law.
78			I think domestic cats should be subject to similar control measures as domestic dogs. They should not be able to roam around and kill native animals and birds. They should be restricted to their owners properties and impounded if found out of such.	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> The property owner has given explicit consent for the local government to remove a specific cat from the premises; or The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

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				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
79			You have not stipulated laws related to dogs continually wandering the street. You have not addressed dogs entering private residences. It does not address the need for dogs to always be leashed - carrying a lead in your hand is not adequate, nor is alleged recall control. Nothing about dogs entering property and killing cats. NO section addressing the control of dogs at all. These are extreme killers. You also say in the notes you can have 6 cats for breeding but mention in the fines section that it is only 3. (I do not breed cats)	<p>Response to control of dogs in public places</p> <p>Under the <i>Dog Act 1976</i> a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under <i>Dog Act 1976</i>.</p>
80			We need stricter laws on barking dogs, the City puts all the ownes on the person complaining to write diaries and collect information which causes issues with neighbours. The first point of contact should be from a ranger explaining the issue and offering advise to home owners. Cats should not be allowed to roam the neighbourhood at any time they distort the native wildlife. Again the City need to take action immediately when reported.	<p>Response to barking dogs</p> <p>The City has established a dog barking complaint procedure which is in line with the <i>Dog Act 1976</i> and standards proposed by DLGSC.</p> <p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

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				<p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
81			<p>Under the section headed KEEPER clause (E) has the word car instead of cat Part 2 Dogs. Sub clause 2.4 Prohibited Places A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. Questions, 1 - Does "any shop or business" include stores like Bunnings and places like cafes and restaurants? 2 - Is the city intending to publish more examples of shop or premise covered by this section? Sub clause 2.5 Fouling of streets and public places Any person liable for the control of a dog who permits that dog to excrete on any street or public place or on any land within the local government without the consent of the occupier of that land commits an offence unless the excreta is removed forthwith and disposed of either on private land with the written consent of the occupier or in such other manner as the local government may approve. Question - Does the section "any land within the local government" include parks and regional reserves, including Yellagonga Regional Park, not under direct management control of the City? Part 4 CATS 4.2 Cat prohibited areas (1) The local government may make a determination in accordance with clause 11.2 to designate land as an area on which cats are prohibited from entering or remaining. (2) In designating land for the purpose of subclause (1), the local government may have regard to the following matters in relation to the land – (a) whether the land is greater than 1 hectare in area; (b) the nature of the fauna on the</p>	<p>Response to typographical errors The comments are noted. Those changes have made in the local law.</p> <p>Response to clause 2.4 – Prohibited places for dogs It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.</p> <p>Response to dog excrement It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.</p> <p>Response to cat prohibited areas The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 is amended to include the cat prohibited areas within the local law itself.</p>

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			land; (c) the nature of the vegetation on the land; (d) whether the land has been recognised by any authority as having vegetation or fauna of local, regional or State significant; and (e) whether the land is land to which the Conservation and Land Management Act 1984 applies under section 5 of that Act; (3) A cat shall not be in a Cat Prohibited Area. Questions, 1 - Has the city made a determination on which are the Cat Prohibited Areas 2 - Is the city going to publish a list of Cat Prohibited Areas Comment, Without a determination on Cat Prohibited Areas being published at the same time as the publishing of the Animals Local Law 2024 this section of the Law is not workable and will create significant confusion and angst with residents of the city. Given the ongoing issues with enforcing current requirements for dogs to be on lead in public areas other than those designated as being OK how does the city expect to be able to enforce any requirements regarding cats and Cat Prohibited Areas	
82			With regards to the changes to the proposed Animals Local Law 2024, I strongly object to the change from 12 poultry to 6 poultry. I think it should remain at 12 poultry per household. Warm Regards,	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>
83			1. I notice in the definition section, at least 2 instances of "car" being used in cat section. Assume it should read cat. 2. Not sure why residents can only have 2 dogs while cat owners	The comments are noted. Those changes have made in the local law.

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			can have 3. I would think 2 & 2 more appropriate, given the damage cats can do to local fauna.	
84			Food is an essential factor for life. Having reliable food availability sustainably maintained would have to be a priority for any honest & sensible form of government. We saw serious challenges to the food delivery chain during the COVID lockdown phase, but this just one example of many that I can think of where food supply could potentially be jeopardized. Ignoring irregular challenges to the food supply network, the more locally available food, the less constant pressure on the food supply network. I feel we are blessed to be living in a country where local food sources such as a simple vegetable garden or a small amount of livestock are viable for each landholder. Such food responsibility should be encouraged rather than mandated against. I am writing to speak against the proposed changes to the laws regarding animals kept in the City of Joondalup.	The comments are noted.
85			I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>
86			Please keep limit as is (12 animals). It would be unwise to start limiting potential food production opportunities with the incessant culling of	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.

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			commercial poultry throughout Australia currently being undertaken. Many thanks	The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
87			<p>Clause 48. 3. "A person shall not permit a poultry shed to be nearer than 1 metre from the boundary of land in other occupation or 9 metres from any dwelling house or street". Why 9m? This makes it near impossible to keep chickens on an average suburban block - is this the intention? 2b. A permanent or moveable outdoor enclosure that the chickens can access during daylight hours is required *in addition* to the shed or hut requirements listed. Shed requirements described (eg 0.3m2 space per bird) are suitable for roosting area only, it is too small otherwise. Shed or hut should be orientated so that the open front is protected from prevailing winds (b iv) should state that shade (as well as ventilation) is also required during hot weather Your diagram show the food and water outside the shed or hut - why??? Part 4 - cats. Law should include requirement that cats are kept indoors at night. I am a cat owner and firmly believe that they should not be allowed to wander at night. Should also include a requirement that all cats be sterilised (and microchipped) unless the owner is a registered breeder - cat shelters are over run with unwanted cats and society does not need more kittens! Part 2 - dogs Law should include requirement that all dogs are sterilised unless owner is a registered breeder. Again, dog shelters are full of unwanted dogs and we do not need more puppies.</p>	<p>Comment in relation to setback requirements for poultry The minimum setback requirements consider the impacts to health and amenity and the historic use of Organochlorines (OC) as a method for treating for termites on residential properties. Poultry are efficient scavengers and soil scratchers and can consume enough dirt to accumulate OC residues in both their meat and eggs.</p> <p>The minimum setback to boundaries and dwellings is consistent with other local government local laws and are considered appropriate.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance.</p>

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				<p>This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to dog sterilisation The <i>Cat Act 2011</i> requires that all cats over the age of 6 months must be sterilised. There is no similar requirement in the <i>Dog Act 1976</i>.</p>
88			<p>Request for amendment to ensure a complete ban on pet cats from roaming with reasonable and effective penalties for non-compliance. Evidence (ref 1) shows this holds strong public support, saves native animals and saves significant costs. Reference: 1.</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
89			<p>I approve of all changes proposed. I would also like a section added regarding bird ownership with restrictions on number of birds on one property and enclosure inspections. I have had major vermin issues since a bird/parrot breeder moved into a neighbouring property. They have also breed macaws in the past which was a noise nuisance. I would like to see restrictions on aviary placements</p>	<p>To be considered in a revised version of the Animals Local Law 2024.</p>

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			to be at least 10 meters away from any property boundary.	
90			I do not consent nor do I agree with your new proposed animal law 2024	The comments are noted.
91			I oppose the proposed reduction in maximum number of chickens from 12 to 6. Please keep it to 12.	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>
92			<p>Cats: I don't own a cat, but who actually does? People cannot control where their cat goes and to be honest cats do keep the rat and mice population down. We have seen an increase in mice in our area, due to a reduced number of pet cats. Softening the laws slightly to stages: a verbal warning if the cat is found on prohibited land, followed by a written warning and requirements for containment. Followed by 3rd step: fines. Bees: Again, bees are flying free and the wording of this document implies that people will be fined if there is a wild beehive on their property (eg: the bees have formed their own hive). There may be a delay in removing this or the property owner may be unaware. Again: wording needs to include the first step as a warning for removal, with advice on organisations/ apiaries in the area who may want to take the hive. By making these additions, you offer a gentler, kinder approach at first, before launching into fines, fines, fines. For these two animal species</p>	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>

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			<p>- bees and cats, who have minds of their own! However, when it comes to owners allowing their dogs to defecate in parks and on private verges I am all for the power of the law. This I don't believe you enforce nearly enough and it makes our public areas unpleasant. It's laziness on the part of pet owners (I am a dog owner), and there is no excuse for this.</p>	<p>Response in relation to bees The Department of Primary Industries and Regional Development (DPIRD) administer requirements relating to the registration of a beekeeper. DPIRD considerations relate to the protection of native bees, managing disease, requiring the branding of hives to allow tracking, and other obligations under the <i>Biosecurity and Agricultural Management Act 2007</i>.</p> <p>The City's role in regard to the keeping of bee hives do not relate to the matters administered by the DPIRD. The City's local laws allow the consideration of amenity issues including the impact to residents, acknowledging that there are risks associated with persons who have severe allergies to bees that need to also be considered.</p> <p>Response to dog excrement It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.</p>
93			<p>Hello I object to the change of the option for households to keep 12 poultry down to 6 poultry. It should remain at 12 poultry per household. Thanks</p>	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>
94			<p>My last cat died @ 18 years 5 months [- - -]. I would like another cat but would like to state that my cat loved a walk. He wore his harness and lead so was always under control. If a dog came along I would pick him up. He wasn't aloud to attack birds nor</p>	<p>The comments are noted.</p>

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			stray from home. We did have issues with other cats entering our property to fight him and one even came in, regularly, through his cat door to eat his food. I would prefer that a cat on a harness be allowed.	
95			Reading the comments in council minutes, I think we are a long way off feline facial recognition and monitoring devices; however, I'd like to see more advertising through social media advising owners why it's vital to keep them indoors and stop them from roaming. Maybe a video or photo of a cat trotting up Hunt Lane with a New Holland Honey Eater it's mouth.	Response to education programs The City will continue to provide education to animal owners via social media and Field Services. Facial recognition and monitoring devices may not be appropriate and can be distressful form some animal owners.
96			It is time the City implemented laws requiring cats to be contained to the owner's premises. I have had enough of my neighbour's cats defecating in my yard, running on my roof at night, sitting on the fences aggravating my dog and worst of decimating the wildlife. We once had prolific bird life in our yard but the 3 local cats have wiped them out. My dog can not wander the neighbourhood unsupervised, why are cat owners allowed to let their animals roam freely?	The comments are noted.
97			Thankyou for the opportunity to comment on the proposed Animal Law 2024, The Keeping of Pigeons guidelines are clear, and with few exceptions are acceptable to the West Australian Fancy Utility Pigeon Society and Nationally (ANPA). The following changes are sort to the pigeon section of the Animals Local Law 2024. We seek the removal of the minimum lot limitation of 600m2 for the keeping of pigeons. This limitation is not required as the present 1.2m boundary distance requirement for the loft, and the loft's 9m distance from the closest dwelling prevents loft placement	The minimum setback and minimum lot size requirements consider the impacts to health and amenity. This includes the release of homing pigeons and racing pigeons and the impact they may cause on surrounding properties. The minimum setback and minimum lot size requirements are consistent with other local government local laws and are considered appropriate.

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			<p>from being in an unacceptable position. With developments and subdivision producing vast numbers of lots under 600m² there are now many suburbs where the keeping pigeons is mostly not permissible which was not the initial intention of this guideline. The 9m setback of the loft from a road is acknowledged but the present 9m setbacks from walkways or laneways is excessive and a reduction to 5m is deemed more appropriate. It is important that the guidelines of Keeping Pigeons are written to allow for possible and reasonable dispensation for setbacks and loft design on appeal. Kindest regards [redacted] ([redacted] Year resident of Sorrento suburb) [redacted] of the Australian National Pigeon Association (ANPA) and [redacted] of FUPS (WA's biggest fancy Pigeon Society)</p>	
98			<p>All the changes and additions make sense, and I'm glad the beekeeping requirements are not overly specific on type of hive. The only thing that was unsure is whether the cattery changes now require anyone with more than 3 cats to register as a cattery even if the cats are sterilised. There are provisions for the sterilisation of miniature pigs already (even though only one may be kept) so adding them for cats would not be too difficult would it? If the intent is to keep a large numbers of cats on a single property enclosed, the cattery guidelines don't seem to work for pet cats intended to be kept in the house. In that case maybe a different kind of enclosure for large numbers of non-breeding cats would be suitable, such as a cat run or screen-enclosed patio?</p>	<p>Response to cat sterilisation The <i>Cat Act 2011</i> provides that a cat over the age of 6 months must be sterilised and registered with the local government. There is no need to duplicate this requirement in the local law.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

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				<p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
99			<p>I believe that cat's roaming offer a positive influence in that they help catch rodents. But if a cat is a nuisance to the community for example fighting other cats entering boundaries of other properties regularly are taunting dogs and other domestic pets then they should then be contained. Owners should be allowed as many pets/dogs as they like provided that the square metres allows space and that nuisance barking etc is managed. Especially in the rental crisis with more animals being surrendered I feel as though if someone wants 3/4 dogs and they have a large property and exercise them then why the hell not.</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to the number of cats/dogs to be kept The <i>Cat Act 2011</i> provides that local governments can make a local law limiting the number of cats that may be kept at a premises. Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents.</p>

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				https://www.dlgsc.wa.gov.au/departments/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4 Neighbouring Council's Stirling and Swan allow two cats per household. It is considered that the number of cats to be kept is two. The <i>Dog Act 1976</i> specifies that a local law may limit the number of dogs that can be kept at a premises to 2, 3, 4, 5 or 6 only.
100			I object to the reduction from 12 poultry to 6. It should remain 12 per household.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
101			There needs to be the ability for nuisance cats to be removed and impounded as the owners expense. There are too many cats allowed to roam at night causing disturbance and killing native wildlife. Cat traps should be deployed upon request.	Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely)

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				<p>to extend to a cat merely entering a property without consent).</p> <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
102			I am for introducing additional rules especially for addressing cat nuisance. Thanks	The comments are noted.
103			<p>With regards to nuisance dogs: More stringent regulations needed. Naturally dog owners of barking dogs deny there is no problem, and seems that from personal experience, which including having to get other neighbours as witnesses, keep a diary, many visits with rangers, even getting it to court proceedings, the council backed out of their responsibilities. The only relief of non stop 24 hr barking is when the two dogs eventually died. People affected by the non stop barking were emergency workers nurses and police school students and babies . I considered that the council was non caring and inconsiderate to genuine complaints made.</p>	<p>Response to barking dogs</p> <p>The City has an established dog barking complaint procedures which is in line with the <i>Dog Act 1976</i> and standards proposed by DLGSC.</p>
104			<p>Poultry: I do not agree with the drastic reduction in the number of poultry that can be kept from 12 down to 6. This makes backyard poultry-keeping financially unviable and not worth the effort it takes, and you may as well just go buy eggs from the shops. We have already seen retail egg shortages, and therefore the City should be encouraging self-sustainability, which starts in our own backyards, from veggie plots, chooks, bees etc. Keeping only six chooks would barely keep a family of six in eggs. In the past, I've always been happy to share (free of charge) any excess eggs we have with my</p>	<p>Response in relation to number of poultry</p> <p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>

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		<p>neighbours, promoting community, but I won't be able to do so, as will not have any to spare. Poultry are social creatures and must be kept in numbers, but unfortunately, they can also be very fragile and die easily. It's not possible to "add" in more chickens to an existing flock, and so your numbers can diminish very quickly, more so when starting at a such a small number. If this is noise related, then 12 chooks make no more noise than 6 chooks.</p> <p>Number of Dogs/Cats Allowed (set at 2/3, respectively): How does this impact people who foster for a rescue organisation? Will rescues therefore be negatively impacted if foster carers are unable to take in an animal due to number limitations? If somebody holiday boards/minds a dog/cat for more than three months for a friend, is this then considered to be a kennel/cattery? I saw no mention of owners being able to make application to the City to house a third dog, as has been the case previously. Cat Prohibited Areas: Can cats enter public spaces if on a lead, exactly as a dog can? How does the City plan to police this? How does the public identify a Cat Prohibited Area? Prohibited Areas Dogs: Does this mean that a person cannot take their dog to their workplace? Or have them sit outside the shops whilst their owner pops in to buy something? Definition Section: Two incorrect uses of the word "car" as opposed to "cat" Fines: Huge jump from \$100 to \$250 - just a money grab by the City. In terms of housing and keeping cats within home boundaries, I would like to see some laws/guidelines in being able to set-up a catio system that connects to the boundary fence, so that a neighbour cannot raise an objection, or it is not necessary to seek permission of the adjoining neighbour (as their side will not be affected) to be able to install one. This would make it simpler for a responsible cat owner</p>	<p>Response to number of permitted cats Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents. https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4</p> <p>Neighbouring Council's Stirling and Swan allow two cats per household.</p> <p>It is considered this change can be supported.</p> <p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
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			to keep their cat(s) within the confines of their property.	Response to cat prohibited areas The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.
105			<p>I have few issues with the content or intention of the regulations. My comments are mostly in relation to the wording itself, or the positioning of relevant regulations within the document. I found it is a little confusing that the track change version of the regulations relating to cats and the "clean" updated version do not appear to map very well. The clean version shows provisions not found in the track changes version. Now that I have read both, I can see that new offences for cats in prohibited areas, or straying to other private property have been included, where they were not included in the track change version. There is typo in part (c) and part (e) of the definition of "keeper", where reference is made to "car" instead of "cat" In the section 4 Cats: ^ it is not clear that cats need to be registered. Registration requirements appear to be in the miscellaneous section of the regulations???. If cats do need to be registered, it would be better to include these requirements in section 4 Cats to improve understanding and compliance. Thank you for the opportunity to comment.</p>	<p>In relation to the typographical errors, these are noted and the changes have been made.</p>
106			<p>On page 12 it moves from section 22 to section 45.</p> <p>- No mention of off-leash dog parks: there is insufficient signage at parks to show what is permitted. There is an issue with dogs being allowed off-leash at parks that also have kid's playgrounds, with dogs jumping in small kids. An</p>	Response to dog exercise areas <p>The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.</p>

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			<p>amendment to rules should be made, or only enclosed dog park sections where children can be kept safe. - No mention of what happens if a dog attacks another dog or person. - No mention of what people should do with cats constantly entering our yards, do we trap them and give them to the council? - Poultry: unreasonable to mandate 9 metres from cage to house, many blocks aren't big enough to accommodate that; is there a scientific/medical reason to choose 9m?</p>	<p>Under the <i>Dog Act 1976</i> a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under <i>Dog Act 1976</i>.</p> <p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p> <p>Response to setback requirements (poultry)</p> <p>The minimum setback requirements consider the impacts to health and amenity and the historic use of Organochlorines (OC) as a method for treating for termites on residential properties. Poultry are efficient scavengers and soil scratchers and can consume enough dirt to accumulate OC residues in both their meat and eggs.</p> <p>The minimum setback to boundaries and dwellings is consistent with other local government local laws and are considered appropriate.</p>
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107			<p>Part 4 Cats There is no mention in the new Act of keeping Cats indoors, especially at night. This has been an enormous problem and it is known that our vulnerable fauna is being hunted and killed. Several Councils have already made curfews for cats. Why has the City of Joondalup repeatedly refused to address this? As seen clearly on security cameras, cats are wandering at night, urinating at front doors and on private fixtures.</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
108			<p>The law as written will outlaw the keeping of chickens in the majority if not all residential lots in the city as the 9m from dwelling and 1m from boundary cannot be met by anyone with lot size of less than 800m2 unless they have no house on the lot. I feel the law is unjustified and negative to the environment of the neighbourhood. Myself and others I know of in the city with blocks of less than 800m2 have kept chickens in safe and healthy conditions for well over decade. The presence of chickens is a healthy addition to the neighbourhood as when properly kept they reduce insect pests and add to the mental and physical health of the residents who keep them and collect and use the eggs. Additionally the law as written describes a basically battery chicken set up which is unhealthy</p>	<p>The minimum setback requirements consider the impacts to health and amenity and the historic use of Organochlorines (OC) as a method for treating for termites on residential properties. Poultry are efficient scavengers and soil scratchers and can consume enough dirt to accumulate OC residues in both their meat and eggs.</p> <p>The minimum setback to boundaries and dwellings is consistent with other local government local laws and are considered appropriate.</p>

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			and unkind to the chickens. The change to law seems pointless and arbitrary. Before any change is made to a law that affects a number of residents the evidence to support changing that law should be presented in a clear and comprehensive manner. It should also be made clear who has suggested the change to the law in case this clearly indicates a vested interest for the change. I strongly object to this change on practical, medical and ethical grounds and wish to be provided with more information as to what led to the need for the change.	
109			I am totally agree with the changes and updates, especially keeping cats in an enclosed space and not allowed in any public space. I have had issues on my property with cats roaming and upsetting my dogs, also at night setting off security cameras. Also they are a pest to birds and I have witnessed this in the suburb.	The comments are noted.
110			I approve of these changes, however I am concerned that there is a lack of rules defining the confinement of a cat. As we know cats are roaming animals by nature and it is common for cat owners to allow them to roam which can lead to destruction of native species including terrestrial mammals, reptiles and birds. I would like to see more restrictions and penalties for allowing your cat to roam, to reduce the destruction of native animals, but also to reduce the chances of unwanted pregnancy from neighbouring cats. The confinement rules for dogs are a good start and should be replicated for cats. Ideally cat runs should be endorsed to allow for cats to roam the owners backyards but also limit their escape and limit animals entering the premises.	<p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

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				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
111			Please make and enforce laws for people to keep their cats indoors or enclosed, also dogs on leash in bushland and national parks, so that they stop killing and maiming native wildlife.	<p>Response to cat prohibited areas</p> <p>The <i>Cat Act 2011</i> provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.</p> <p>Response to cat control</p> <p>The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
112			fully support the long overdue penalties for cat owners who let, in my case even encourage, their cats to kill birds on my property and defecate in my bedroom courtyard. After repeatedly showing the	The comments are noted.

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			owners the birds which their cats killed, they refused to keep their cat on their property because, as they told me, cats should be free to roam. There needs to be escalating penalties because some neighbours don't care about the easily affordable low fines and care even less about killing their neighbours' birds and keeping their neighbours' courtyards in a perpetual putrid, vile, stinking state. Thank-you.	
113			Please do not reduce the number of poultry allowed to be kept from 12 to six. As long as the poultries are kept in good condition and the owner adheres to CoJ's regulations I can't see that this should be a problem.	<p>Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.</p> <p>The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.</p>
114			<p>There needs to be stricter rules for puppy breeding of aggressive type breed of dogs</p> <p>[multiple submissions] All dogs need to be on leads when outside walking on public foot path and also in the parks to prevent unfriendly aggressive dogs attacking other dogs, for example, if you go to the local park and you pay your rates you want to know that you can feel safe and if you have a small dog on a lead walking around the park then next minute this large dog comes out of nowhere because the owner has let the dog off the lead and the dog is a fare distance away from him and he comes up to you and your dog its very scary and intimidating, who gives the right to these people to get away with this the law needs to be tougher. As dog attacks on</p>	<p>Response to puppy breeding</p> <p>The <i>Dog Amendment (Stop Puppy Farming) Act 2021</i> was passed by Parliament in December 2021, which makes amendments to the <i>Dog Act 1976</i> to better regulate the breeding of dogs in Western Australia. The <i>Dog Act 1976</i> provides provision to control restricted breeds in Western Australia.</p> <p>Response to dog exercise areas</p> <p>The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.</p>

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			the rise. Also, dogs that are not friendly need to wear a scarf that says, "I need space".	Under the <i>Dog Act 1976</i> a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under <i>Dog Act 1976</i> .
115			<p>A text that is clear, concise, complete in all details, describes the procedures for us to understand how things work.. Congratulations to [- - -] and his team..... all offences incur now 250\$. That is more than a traffic fine, which is now 160\$ or so. Is that fair? On the other hand, if a fine does not hurt, it has no meaning? page 6: nuisance, (a), legal liability....the State Laws are outdated and make it very difficult to sue anyone for nuisance.... (just as a remark). I guess the parties might be guided to arbitration which is voluntary.... So, if someone is fined and complaints: nuisance, what nuisance.....</p> <p>2.4, (2), are there not other reasons why a guide dogs should be allowed to be inside otherwise prohibited places? 2.7 maybe add a 2.8: Dogs have to be registered and microchipped. Question: is vaccination to keep the dog free of contagious illnesses the owners business or is that not part of public hygiene and should be regulated? 4.3 Cate need to be registered, microchipped and desexed. And same as above, vaccination against contagious some can be transferred to humans and should be therefore regulated? 7.2: We had a colony of bees moving in years ago, the hive became too big, I called the City and was told: non of our business, so I called an Apiarist who collected the bees and transported them to Bunbury. That did cost 1.500\$. I was happy that the bees were not killed. Early intervention might have made the story easier. But I guess 7.2 remedies that point? But who knows? Maybe the City can send a summary of all yes/and Nos to all residents? 7.7 (1) and (2): good to have these words. Now, does that include the Inspectors of the RSPCA? It</p>	<p>Response to clause 2.4 – Prohibited Places for dogs It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.</p> <p>Response to dogs being registered and microchipped The requirements for dogs to be registered and microchipped are included within the <i>Dog Act 1976</i>. There is no need to duplicate this provision in the local law.</p> <p>Response to cats being registered and microchipped The requirements for cats to be registered and microchipped are included within the <i>Cat Act 2011</i>. There is no need to duplicate this provision in the local law.</p> <p>Response in relation to bees The Department of Primary Industries and Regional Development (DPIRD) administer requirements relating to the registration of a beekeeper. DPIRD considerations relate to the protection of native bees, managing disease, requiring the branding of hives to allow tracking, and other obligations under the <i>Biosecurity and Agricultural Management Act 2007</i>.</p> <p>The City's role in regard to the keeping of bee hives do not relate to the matters administered by the DPIRD. The City's local laws allow the consideration of amenity issues including the impact to residents, acknowledging that there are risks</p>

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			should because they cannot enter private property. Thanks again [-	associated with persons who have severe allergies to bees that need to also be considered.
116			Restrict laws should be in place for keeping of animals	The comments are noted.
117			<p>I would like to highlight a section of the proposed Animals Local Law 2024 relative to dogs in public places: "2.4 Prohibited Places (1) A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. (2) Subclause (1) does not apply to a person with a vision impairment or who is a trainer accompanied by a bona fide guide dog." Whilst there are no proposed changes to this section, it may need to be reviewed and updated. It is not in line with the current laws, which I believe are the Disability Discrimination Act 1992 and Dog Act 1976. It is limited to vision impairment and guide dogs only and not inclusive of all disabilities and assistance animals. Many people other than those who are vision impaired, have assistance dogs to assist them in public with other medical conditions and disabilities such as epilepsy, diabetes, autism, and PTSD to name a few. I suggest this section needs rewording to include all assistance dogs as they are all legally permitted in public places, including those in training. Also with regards to dogs in general being permitted only in shops where they are sold, this is also potentially outdated. My understanding is that dogs are no longer permitted to be sold in "shops" as such in WA as this promotes puppy farms. Dogs are however permitted in some pet shops that sell pet products, and some hardware and garden stores (ie Bunnings). Thank you</p>	<p>Response in relation to clause 2.4</p> <p>It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.</p>

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118			<p>Curfew time for cats to require owners to keep their cats indoors once dark to protect native birds. Owners should be penalised if they fail to comply. Ban ownership of dogs classified as vicious or dangerous or aggressive and by those who have been subjected to threatening behaviour. Simpler dog barking reporting procedures and actions from neighbours whose dogs bark continuously. Maybe make it compulsory for people to try to own rescue pets before purchasing from pet shops</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). <p>It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.</p>
119			<p>I want to propose an amendment to your proposed local animal law. I suggest cats be kept indoors, supervised outdoors, or in cat enclosures. This amendment will help efforts to preserve local wildlife, as cats in far greater numbers than any other predator are more detrimental to our local wildlife. Also, as cats are permitted in households in far greater numbers than other pets (3 per household), this detrimental impact will be felt three-fold. Cats out at night are also disruptive. Frequently, we hear them fighting on and around our property, disturbing our dog (who is inside), killing things, and generally making distressing noises. In our community, cat safety is a recurring issue. We often receive notifications of missing cats and cats that have been killed by cars. Cats' presence outside is unsupervised and unlimited. It</p>	<p>Response to cat control The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the <i>Cat Act 2011</i> provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:</p> <ul style="list-style-type: none"> • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

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			risks their safety, disturbs our peace, and endangers our wildlife, including endangered marsupials. I implore you to revise your section on cats in this law for their safety, peace, and wildlife preservation.	It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
120			<p>Sterilisation Having read the proposed Animal local law 2024, with specific reference to Section 3 -Dogs and more importantly Section 4 -Cats, I would like to see the following included within the Law;</p> <p>1.Mandatory for anyone that is keeping a Cat or Dog regardless of location(residential, commercial, Rural) must have the animal sterilised at 12 months. 2. Cats/dogs currently older than 12 months must be sterilised within a grace period of 12 months post ammendments to the Law. 3. Dogs/Cats cannot be rehomed/sold/traded or registered with council unless they are sterilised. Clauses 1-3 would not apply to registered breeders but only if they are currently using the animals as breeding stock. Animals no longer being used as breeding stock must be sterilised within 12 months for dogs and 4 months for Cats While I accept that this will be difficult to enforce, the current system of allowing unsterilised dogs and cats to be bought and sold is not working and therefore requires a new approach in oder to prevent loss of native fauna and the destruction of around 200,000/year across Australia. Pet stores/Breeders/Resellers 1. Pet/Retail stores/Resellers trading in puppies, cats younger than 12 months are required to register each animal with the council upon collection from the registered breeder along with the applicable fee via online portal. Details must include breeders registration number, personal details, address, breeding parents details, chip number. The pet store will then be required to update the council with the details of whomever purchased the animal. This would enable traceability of animals and put</p>	<p>Response in relation to cats The <i>Cat Act 2011</i> requires that all cats over the age of 6 months must be microchipped, sterilised and registered with the local government.</p> <p>Response in relation to dogs The <i>Dog Act 1976</i> requires that all dogs over the age of 3 months must be microchipped and registered with the local government. Only dangerous dogs are required to be sterilised under the <i>Dog Act 1976</i>.</p>

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			<p>more liability on resellers to keep accurate and up to date records as well as allowing easier identification of puppy farms. Mandate registration:</p> <p>1. Mandate installation of microchip and registration of all dogs and Cats when they undergo sterilisation at the vets</p> <p>2. This information must be updated via online portal including updated owner details by the vet</p> <p>3. Proof by means of a certificate must be supplied to council in order to register the pet with council.</p> <p>4. A reminder letter sent by council every 5 years to check that current details are correct.</p>	
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Natural Areas - Major Conservation Areas and High Priority Areas

Major Conservation Areas	Reserve No.	Suburb
Hepburn Heights Conservation Area	42987, 32734	Padbury
Craigie Open Space	32858	Craigie
Lilburne Park	35545	Duncraig
Shepherds Bush Reserve	26052, 39941	Kingsley
Warwick Open Space	50441, 50442	Warwick
Marmion Foreshore Reserve	47831	Marmion
Sorrento Foreshore Reserve	47831, 27732	Sorrento
Hillarys Foreshore Reserve	47831, 40802, 39497, 23563	Hillarys
Kallaroo Forshore Reserve	47831, 39497	Kallaroo
Mullaloo Foreshore Reserve	45136, 47831	Mullaloo
Ocean Reef Foreshore Reserve	47831, 45122, 45136	Ocean Reef
Iluka Foreshore Reserve	47831, 45122	Iluka
Burns Beach Foreshore Reserve	47831, 42219, 48489	Burns Beach
High Priority	Reserve No.	Suburb
Cranston Park	47117	Kinross
Fairway Park	40955	Connolly
Lakeside Park	47432	Joondalup
Lakevalley Park	39234	Edgewater
Saint Clair	37229	Edgewater
Quarry Park	37188, 37210	Edgewater
St Michaels Park	39835	Connolly
Lady Evelyn Park	41849	Joondalup
Timberlane Park	40169	Woodvale
Beaumaris Park	42577	Ocean Reef
Bonnie Doon Park	41883	Connolly
Cadogan Park	40193	Kingsley
Central Park	48354, 46710	Joondalup
Clermont Park	43666	Currambine
Naturaliste Park	43689	Iluka
Chadlington Park	48147	Padbury
Neil Hawkins Park	28544	Joondalup
Cawarra Park	33739	Craigie
Glenbar Park	32150	Duncraig
Littorina Park	35465	Heathridge
Maritana Park	32039	Kallaroo
Periwinkle Park	35237	Mullaloo
Porteous Park	30149	Sorrento
Trigonometric Park	17758, 39970	Duncraig
Blue Lake Park	41893, 41894	Joondalup
Water Tower Park	42290	Joondalup
Carnaby Reserve	44914	Connolly
Kallaroo Park	44244	Mullaloo
McNaughton Park	44854	Kinross
Nanika Park	44259	Joondalup
Sandalford Park	39628	Beldon
Sir James McCusker Park	47306	Iluka

Natural Areas Management Plans - Survey Schedule

Conservation	Management Plan	NAIA	Dieback Management Plan	Bird Survey	Fire Management	Flora and Fauna Surveys	Water Monitoring
Hepburn Heights Conservation Area	* (1993)	*	*				
Craigie Open Space	* (1994, 1999)	*	*	*	*	*	
Lilburne Park		*					
Shepherds Bush Reserve		*	*		*		
Warwick Open Space		*			*		
High Priority							
Cranston Park		*					
Fairway Park		*					
Lakeside Park		*					
Lakevalley Park		*					
Saint Clair/Treetop/Quarry Park		*					
St Michaels Park		*					
Lady Evelyn Park		*					
Timberlane Park		*					
Beaumaris Park		*					
Bonnie Doon Park		*					
Cadogan Park		*					
Central Park		*					
Clermont Park		*					
Naturaliste Park		*					
Chadlington Park		*					
Neil Hawkins Park		*					
Cawarra Park		*					
Glenbar Park		*					
Littorina Park		*					
Maritana/Bridgewater Park		*					
Periwinkle Park		*			*		
Porteous Park		*					
Trigonometric Park		*					
Blue Lake Park		*					
Burlos/Water Tower Park		*					
Carnaby Reserve		*					
Kallaroo Park		*					
McNaughton Park		*					
Nanika Park		*					
Sandalford Park		*					
Sir James McCusker Park		*					
Medium Priority							
Chichester Park		*					
Garrong Park		*					
Korella Park		*					
Madana Park		*					
Mandalay Park		*					
Warrandyte Park		*					
Alfreton Park		*					
Duncraig Library		*					
Harman Park		*					
Lacepede Park		*					
Picnic Cove Park		*					
Negresco Park		*					
Robin Park		*					
Finney Park		*					
Bethany Park		*					
Caledonia Park		*					
Huntingdale Park		*					
Kuta Park		*					
Manapouri Park		*					
Greenshank Park		*					
Pine Valley Park		*					
Adelaide Park		*					
Callander Park		*					
Castlecrag Park		*					
Conidae Park		*					
Earlsferry Park		*					
Lysander Park		*					
Menteith Park		*					
Okely Park		*					
Brisbane Park		*					
Candlewood Park		*					
Gunida Park		*					
Ledge Park		*					

Natural Areas Management Plans - Survey Schedule

Conservation	Management Plan	NAIA	Dieback Management Plan	Bird Survey	Fire Management	Flora and Fauna Surveys	Water Monitoring
Quarry Ramble Park		*					
Trig Point Park		*					
Coastal Sites	* (2002)						
Marmion Beach							
Sorrento Beach		*					
Whitfords Nodes- Hillarys					*		
Whitfords Nodes- Kallaroo					*		
Mullaloo Beach					*		
Ocean Reef Beach		*					
Iluka Beach		*					
Burns Beach	* (Keith Armstrong has only copy)	*					
Wetlands							*

Friends Group

Natural Areas Management Plans - Survey Schedule

Natural Areas Management Plans - Survey Schedule

City of Joondalup

Animals Local Law 2025

Cat Act 2011

Dog Act 1976

Local Government Act 1995

City of Joondalup

Animals Local Law 2025

City of Joondalup

Animals Local Law 2025

Cat Act 2011

Dog Act 1976

Local Government Act 1995

City of Joondalup

Animals Local Law 2025

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Cat Act 2011

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City of Joondalup

Animals Local Law 2025

Under the powers conferred by the *Cat Act 2011*, *Dog Act 1976*, *Local Government Act 1995* and by all other powers enabling it, the Council of the City of Joondalup resolved on [insert] to make the following local law.

Part 1 – Preliminary

1.1 Title

This local law may be cited as the *City of Joondalup Animals Local Law 2025*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Purpose and intent

- (1) The purpose of this local law is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.
- (2) The effect of this local law is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

1.4 Repeal

The following local laws are repealed on the day that this local law comes into operation –

- (1) *City of Joondalup Animals Local Law 1999*, as published in the *Government Gazette* on 27 August 1999.
- (2) Clauses 7 to 7.7 of the *City of Joondalup Amendment Local Law 2000*, as published in the *Government Gazette* on 10 July 2000.
- (3) Clauses 5 to 5.6 of the *City of Joondalup Amendment Local Law 2001*, as published in the *Government Gazette* on 15 January 2002.

- (4) *City of Joondalup Animals Amendment Local Law 2008*, as published in the *Government Gazette* on 28 March 2008
- (5) *City of Joondalup Animals Amendment Local Law 2010*, as published in the *Government Gazette* on 18 February 2011.
- (6) *City of Joondalup Animals Amendment Local Law 2016*, as published in the *Government Gazette* on 10 January 2017.
- (7) *City of Joondalup Animals Amendment Local Law 2018*, as published in the *Government Gazette* on 3 August 2018.

1.5 Application

This local law applies throughout the district.

1.6 Interpretation

- (1) In this local law unless the context otherwise requires –

Act means the *Local Government Act 1995*;

animal includes any living animal, tame or wild, kept by a person;

application means the completed form lodged by an applicant as required by this local law;

applicant means a person who has lodged an application for an approval, certificate or licence required for any activity by this local law;

approved fees means the fees and charges determined by the local government from time to time, for putting into effect the provisions of this local law;

assistance dog has the meaning given to it in the *Dog Act 1976*;

Authorised Person means a person authorised under section 9.10 of the Act to perform any of the functions of an Authorised Person under this local law;

caravan park has the meaning given to it in the *Caravan Parks and Camping Grounds Act 1995*;

Cat Act means the *Cat Act 2011*;

cattery keeper means a person registered to keep a cattery;

certificate of registration means a certificate of registration to keep pigeons issued pursuant to this local law;

City means the City of Joondalup;

Code of Practice means the Code of Practice for Pigeon Keeping and Racing in Western Australia as prescribed by the *Animal Welfare Act 2002* and *Animal Welfare (General) Regulations 2003*, as amended from time to time;

Council means the council of the City of Joondalup;

cow includes an ox, calf or bull;

district means the district of the City;

Dog Act means the *Dog Act 1976*;

environmental health officer means a person appointed as an environmental health officer under section 17 of the *Public Health Act 2016*;

food premises means a premises where food is stored, kept, prepared, manufactured, processed, cooked or served or otherwise dealt with for subsequent sale to the public either directly or indirectly;

grouped dwelling means a dwelling which is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise;

horse includes an ass, mule, donkey, shetland pony or pony;

keeper in relation to a cat means each of the following persons –

- (a) the owner of the cat;
- (b) a person by whom the cat is ordinarily kept;
- (c) a person who has or appears to have immediate custody or control of the cat;
- (d) a person who keeps the cat, or has the cat in his or her possession for the time being; or
- (e) a person who occupies any premises in which the cat is ordinarily kept or ordinarily permitted to live;

land means land in the district and includes houses, buildings, works and structures, in or upon the land;

large animal includes a sheep, cow, goat, cattle, horse (excluding a miniature horse), buffalo, camel, llama, deer, alpaca or any other animal so classified by the local government;

livestock means any horse, cattle, sheep, goat, pig, buffalo, deer, camel, llama and alpaca;

local government means the City of Joondalup;

local planning scheme means the local planning scheme, or each of the local planning schemes, made by the local government and in force from time to time under the *Planning and Development Act 2005*;

lot has the same meaning given to it in the *Planning and Development Act 2005*;

miniature horse means a horse that does not exceed 870 millimeters in height as an adult and is classified as a miniature by the Miniature Horse Association of

Australia;

miniature pig means a pig that does not exceed 650 millimetres in height as an adult and weighs between 45 - 55 kilograms;

multiple dwelling means a dwelling in a group of more than one where any part of a dwelling is vertically above part of any other;

nuisance means -

- (a) an activity or condition which is harmful or annoying and which gives rise to legal liability in the tort of public or private nuisance at law;
- (b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; or
- (c) interference which causes material damage to land or other property on the land affected by the interference;

occupier where used in relation to land means the person by whom or on whose behalf the land is actually occupied or, if there is no occupier, the person entitled to possession of the land;

owner has the meaning given to it in the Act;

pigeon includes homing pigeon and racing pigeon;

poultry means any domestic fowl or chicken, bantam, duck, goose, guinea fowl, pheasant, turkey, peahen or peacock;

pound means a building or yard established by the local government or Authorised Person for the impounding of dogs or animals for the purposes of this local law;

public place means any thoroughfare or place which the public are allowed to use, whether the thoroughfare or place is or is not on private property and includes park lands, squares, reserves, beaches, and other lands set apart for the use and enjoyment of the public, including all lands which belong to or which are vested in, or are under the control or management of, the local government;

reserve means any land:

- (a) which belongs to the local government;
- (b) of which the local government is the management body under the *Land Administration Act 1997*; or
- (c) which is an otherwise unvested facility within section 3.53 of the Act;

residential area means any land situated within a residential zone as classified by the town planning scheme and includes land predominately used for residential purposes;

Schedule means a schedule to this local law;

stablehand room means a room or rooms used for occasional overnight occupation to facilitate husbandry to pregnant or sick animals;

thoroughfare has the meaning given to it in the Act;

vermin includes rats, mice, flies, fleas, mites, cockroaches and any other animal, whether vertebrate or invertebrate, which is known to be a vector of disease or likely to cause damage to human food, habitation or possessions;

young birds means any pigeon under 24 days of age and, unless the contrary can be shown, a pigeon shall be deemed under this local law to be a young bird if it is without feathers on the flesh under the wings.

- (2) Any other expression used in this local law and not defined shall have the meaning given to it in the *Cat Act 2011*, *Dog Act 1976*, *Local Government Act 1995*, the *Public Health Act 2016* or the *Public Health Regulations 2017*, unless the context requires otherwise.

Part 2 – Dogs

2.1 Pound

The local government may establish and maintain a pound or pounds for the impounding of dogs seized pursuant to the provisions of the Dog Act or this local law.

2.2 Impounding dogs

A dog seized by the Police or by a person authorised by the local government may be placed in a pound.

2.3 Pound fees

The fees and charges in relation to the seizure and impounding of a dog and maintenance thereof in a pound payable under section 29(4) of the Dog Act, are those approved by the local government from time to time.

2.4 Offence to excrete

- (1) A dog must not excrete on –
- (a) any thoroughfare or other public place; or
 - (b) any land which is not a public place without the consent of the occupier.
- (2) Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.
- (3) The person liable for the control of the dog does not commit an offence against subclause (2) if any excreta is removed immediately by that person.

2.5 Dogs to be confined

- (1) The owner or occupier of premises within the local government on which a dog is kept must –
- (a) ensure that the portion of those premises on which the dog is kept to be fenced in a manner capable of confining the dog to that portion and in a

- manner which complies with this clause;
- (b) ensure the fence used to confine a dog and every part of the fence shall be of a type, height and construction which, having regard to the species, age, size and physical condition of the dog, prevents the dog from passing over, under or through the fence;
- (c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a proper latch or other means of fastening it;
- (d) maintain the fence and all gates and doors in the fence in good order and condition; and
- (e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.

(2) An owner or occupier who fails to comply with subclause (1) commits an offence.

2.6 Maximum number of dogs

A person shall not keep or permit to be kept on any premises more than 2 dogs over the age of 3 months and the young of those dogs under that age unless the premises are licensed as an approved kennel establishment or have been granted exemption pursuant to section 26(3) of the Dog Act.

Part 3 – Approved Dog Kennel Establishment

3.1 Approved kennel establishment licence

A person shall not keep a kennel establishment without having first obtained a licence under this local law and a planning approval under the local planning scheme.

3.2 Notice of application for kennel establishment licence

An applicant for a licence to keep an approved kennel establishment shall:

- (a) publish in a newspaper circulating in the district a notice of their intention to submit an application for a licence, being that of Form 1 of Schedule 3, specifying that any interested person may within 21 days after the date of such publication object to or make representations in respect of the application in writing directly to the local government; and
- (b) forward a notice, being that of Form 1 of Schedule 3 to the owners and occupiers of all land within a radius of 275 metres of the boundaries of the land upon which it is proposed to establish the kennel.

3.3 Application for kennel establishment licence

An application for a licence to keep an approved kennel establishment shall be on Form 2 of Schedule 3 and shall be accompanied by:

- (a) evidence that notice of the proposed use of the land has been given in accordance with clause 3.2 (a) and (b);

- (b) a plan showing the details and specifications of all kennels, adjacent yards and the distances from the kennels to the boundaries of the land the subject of the application and all buildings on the land together with such information as the local government may require; and
- (c) a report of an acoustic consultant verifying that the various plant, machinery and operational noise levels will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.

3.4 Determination of application

- (1) The local government may refuse an application for a licence:
 - (a) that does not comply with the requirements of clause 3.3;
 - (b) for which the processes required by clause 3.2 have not been completed;
 - (c) after considering any submissions or representations received within the specified period in accordance with clause 3.2 (a);
 - (d) where planning approval for use of the land as an approved dog kennel establishment has not first been obtained under any relevant local planning scheme.
- (2) The local government may, in respect of an application for a licence -
 - (a) refuse the application; or
 - (b) approve the application on such terms and conditions, if any, as it sees fit.

3.5 Licence and fees

A licence to keep an approved kennel establishment shall be that of Form 3 in Schedule 3 and fees payable to the local government on the issue and renewal of such licences shall be as imposed and determined by the local government under sections 6.16 to 6.19 of the Act.

3.6 Duties of licence holder

The holder of a licence to keep an approved kennel establishment shall:

- (a) maintain the establishment in a clean, sanitary and tidy condition;
- (b) dispose of all refuse, faeces and food waste daily in a manner approved by the local government; and
- (c) take all practical measures for the destruction of fleas, flies and other vermin.

3.7 Limit on number and breed of dogs

A person who conducts an approved kennel establishment shall not keep or permit to be kept thereon more than the number of dogs specified in the licence or dogs of a breed different to the breed or breeds (if any) specified in the licence without the written approval of the local government.

3.8 Kennel establishment requirements

Dogs in an approved kennel establishment shall be kept in kennels and yards appropriate to the breed or kind in question, be sufficiently secured, sited and maintained to a standard not less than the following:

- (a) each kennel shall have an adjacent yard;
- (b) each kennel and each yard and every part thereof shall be at a distance of not

- less than 15 metres from the boundaries of the land in the occupation of the occupier;
- (c) each kennel and each yard and every part thereof shall be at a distance of not less than 24 metres from the front road or street;
 - (d) each kennel and each yard and every part thereof shall be at a distance of not less than 10 metres from any dwelling house;
 - (e) each yard shall be secured with a fence not less than 1.8 metres in height;
 - (f) the upper surface of the floor of each kennel shall be set at least 100mm above the surface of the surrounding ground and shall be constructed of granolithic cement finished to a smooth surface and shall have a fall of not less than 1 in 100. The entire yard shall be surrounded by a drain which shall be properly laid, ventilated and trapped. All floor washings shall pass through this drain and shall be disposed of in accordance with the health requirements of the local government;
 - (g) the floor of any yard shall be constructed in the same manner as the floor of any kennel and as provided in paragraph (f);
 - (h) for each dog kept therein every kennel shall have not less than 1.8m² of floor space and every yard not less than 2.5m²;
 - (i) all kennels and yards and all feeding and drinking vessels shall be maintained in a clean condition and cleaned and disinfected when so ordered by an Authorised Person.

Part 4 – Cats

4.1 Prescribed premises

For the purposes of the definition of **prescribed premises** in regulation 4(1) of the *Cat (Uniform Local Provisions) Regulations 2013*, this local law limits the number of cats that may be kept at any premises within the district except –

- (a) a cat management facility operated by a body prescribed as a cat management facility operator under the *Cat Regulations 2012*;
- (b) a cat management facility operated by the local government; or
- (c) a veterinary practice business as defined under section 3 of the *Veterinary Practice Act 2021*, but only in relation to cats kept on those premises for treatment.

4.2 Number of cats that may be kept

For the purposes of the definition of **standard number of cats** in regulation 4(1) of the *Cat (Uniform Local Provisions) Regulations 2013*, a person who is ordinarily resident at prescribed premises shall not permit more than 2 cats over the age of 6 months to be kept on that property.

4.3 Application for approval

- (1) An application for approval to keep an additional number of cats at prescribed premises is dealt with in regulation 8 of the *Cat (Uniform Local Provisions) Regulations 2013*.
- (2) An application for approval must be accompanied by the application fee determined

by the local government.

4.4 Determining an application

- (1) For the purpose of determining whether to grant approval for an application to keep an additional number of cats at prescribed premises, the local government must have regard to -
 - (a) the zoning of the land under the local planning scheme;
 - (b) the physical suitability of the premises for the proposed use;
 - (c) the environmental sensitivity and general nature of the location surrounding the premises for the proposed use;
 - (d) the structural suitability of any enclosure in which any cat is to be kept;
 - (e) the likelihood of a cat causing a nuisance to an occupier of adjoining land;
 - (f) the likely effect on the amenity of the surrounding area of the proposed use;
 - (g) the likely effect on the local environment including any pollution or other environmental damage, which may be caused by the proposed use; and
 - (h) any other factors which the local government considers to be relevant in the circumstances of the application.

- (2) A determination is to be in the form determined by the CEO and is to be issued to the applicant.

4.5 Conditions

- (1) For the purposes of ensuring that the premises to which an application relates are suitable for the additional number of cats, the local government may impose any condition that it considers to be reasonably necessary for that purpose, including –
 - (a) that the premises must be adequately fenced;
 - (b) that there must be adequate space for the exercise of the cats; and
 - (c) that, in the case of multiple dwellings where there is no suitable dividing fence, each current occupier of the adjoining multiple dwellings must give their written consent to the approval; and
 - (d) that, without the consent of the local government, the approved person must not substitute or replace any cat that dies or is permanently removed from the premises.

- (2) An approved person who does not comply with a condition of the approval commits an offence.

4.6 Renewal of an application

- (1) An application is to be renewed if –
 - (a) the applicant has not breached the conditions of the approval;
 - (b) the approval would have been granted if a fresh application for approval has been made; and
 - (c) the renewal fee, imposed and determined by the local government under sections 6.16 to 6.19 of the Act, is paid to the local government before the expiry of the approval.
- (2) On the renewal of an approval, the conditions of the approval that applied immediately before the renewal continue to have effect.

4.7 Transfer of an approval

- (1) An approval relates only to the premises specified in the approval, and only to the applicant specified in the approval, and is transferable only in accordance with this clause.
- (2) An application for the transfer of an approval from the applicant to another person must be –
 - (a) made in the form determined by the CEO;
 - (b) made by the proposed transferee;
 - (c) made with the consent of the applicant; and
 - (d) lodged with the local government together with the fee for the application for the transfer of an approval that is imposed and determined by the local government under sections 6.16 to 6.19 of the Act.
- (3) The local government is not to determine an application for the transfer of an approval until the proposed transferee has complied with subclause (2).
- (4) The local government may grant, or refuse to grant an application for the transfer of an approval, and this approval will be subject to such conditions as the local government may impose under Regulation 9(3) of the *Cat (Uniform Local Provisions) Regulations 2013*.
- (5) Where the local government grants an application for the transfer of an approval –
 - (a) It is to issue the transferee an approval in the form determined by the CEO; and
 - (b) On the date of approval, unless otherwise specified in the approval, the transferee becomes the applicant for the purposes of this local law.

4.8 Variation or cancellation of an approval

- (1) The local government may, at any time, vary the conditions of an approval by giving written notice to the applicant and specifying the date on which the changes will become effective.
- (2) The local government may cancel an approval –
 - (a) on the request of the applicant;
 - (b) if the applicant breaches the *Cat Act 2011*, *Cat Regulations 2012*, *Cat (Uniform Local Provisions) Regulations 2013* or this local law; or
 - (c) if the applicant is not a fit and proper person to provide for the health and welfare of the cats.
- (3) If an approval is cancelled, the fee paid for the approval is not refundable for the term of the approval that has not yet expired.

4.9 Cat prohibited areas

- (1) A cat must not be in a Cat Prohibited Area specified in Schedule 4 at any time.
- (2) If a cat is at any time in a Cat Prohibited Area in contravention of subclause 4.7(1), then –

- (a) the keeper of the cat commits an offence; and
- (b) an Authorised Person may seize and impound the cat and deal with the cat pursuant to the *Cat Act 2011*.

4.10 Cat not to be a nuisance

- (1) The keeper of a cat must prevent the cat from creating a nuisance.
- (2) Where, in the opinion of an Authorised Person, a cat is creating a nuisance, an Authorised Person may give a cat control notice to the keeper of the cat requiring that person to abate the nuisance.
- (3) When a nuisance has occurred and a notice to abate the nuisance is given, the notice remains in force for a period specified on the notice which must not exceed 28 days.
- (4) The keeper of a cat given the notice to abate the nuisance must comply with the notice within the period specified in the notice.
- (5) A cat control notice under subclause 4.8(2) must be Form 3 of the *Cat Regulations 2012*.

Part 5 – Livestock

5.1 Livestock not to stray

The owner or person in charge of livestock shall not permit that livestock to stray or to be at large in a street, public place or upon private property without the consent of the property owner.

5.2 Property to be fenced

The owner or occupier of a property on which livestock is kept, shall cause the property or a portion of the property to be fenced in a manner capable of confining the livestock, to that portion where the livestock is kept.

5.3 Livestock may be impounded

- (1) An authorised person may impound livestock found straying in contravention of clause 5.1.
- (2) Livestock being impounded shall be placed in:
 - (a) a pound established and maintained by the local government; or
 - (b) a secured portion of private property with the consent of the property owner.

5.4 Horse exercise area

- (1) The local government may set aside a reserve or foreshore or portion of a reserve or foreshore as an area upon which a person may ride or drive a horse or into which a person may bring a horse.
- (2) A person shall not ride, drive or bring a horse onto any reserve or foreshore or any part thereof that has not been set aside for that purpose.
- (3) A person shall not ride, drive, exercise or train a horse on any part of a reserve or foreshore set aside under subsection (1), faster than walking pace or

in a manner so as to create a danger or become a nuisance to the public or to any person.

- (4) A person may only ride, drive or bring a horse onto a designated horse exercise area between the times of midnight and midday, Monday to Saturday.
- (5) A person may exercise a dog on an area of reserve or foreshore set aside as a horse exercise area provided the dog remains under full control on a leash during the times set out in subclause (4). A dog may be exercised within a designated horse exercise area off leash at all other times.
- (6) All that section of Foreshore Reserve 47831 as specified in Schedule 2, is a designated horse exercise area.

Part 6 – Pigeons

6.1 Certificate of registration

- (1) A person shall not keep pigeons on any land in the district without having first obtained a certificate of registration from the local government.
- (2) A certificate of registration shall be valid from its date of issue until the next 30 June.

6.2 Restrictions on pigeon and dove nesting or perching

- (1) An environmental health officer may order an owner or occupier of premises in or on which pigeons or doves are, or are in the habit of, nesting or perching to take adequate steps to prevent them continuing to do so.
- (2) An owner or occupier must comply with an order made under this clause.

6.3 Application for certificate of registration

An application for certificate of registration shall be -

- (a) lodged by the applicant on the form approved by the local government from time to time;
- (b) in the case of an initial application or where any variations to the original application are required, lodged with specifications, site and construction plans of proposed cages, enclosure or lofts; and
- (c) lodged with the registration fee set by the local government.

6.4 Adjoining owners to be consulted

Prior to granting any certificate of registration on an initial application, the City shall seek written opinion of all owners and occupiers whose land is adjacent to the land owned by the applicant.

6.5 Approval limitations

- (1) Pigeons shall not be kept within a caravan park or on any land on which is situated a group dwelling or multiple dwellings except for land on which 2 grouped dwellings are permitted.

- (2) Unless previously approved by the local government prior to this local law coming into effect, pigeons shall not be kept on any land which has an area of less than 600m².

6.6 Duties of certificate holder

The holder of a certificate of registration to keep pigeons shall:

- (a) keep all pigeons confined continuously in cages, enclosures and lofts approved by the local government except that homing pigeons and racing pigeons registered in accordance with this local law may be released in accordance with this local law;
- (b) keep all cages, enclosures, lofts and their immediate surrounds clean and maintained in good order and condition at all times and the minimum standard to be adhered to shall be that which is specified in the Code of Practice; and
- (c) dispose of all loft litter by immediate burial or by being bagged and deposited in a household rubbish bin to ensure no nuisance occurs.

6.7 Limit on number of pigeons

- (1) Subject to subclause (2), the maximum number of pigeons which shall be kept on land the subject of a certificate of registration pursuant to each certificate of registration shall not exceed 20, excluding young birds.
- (2) A person who on or before 30 June each year produces to the local government, satisfactory proof that the person is a current financial member of a recognised incorporated racing pigeon body, or is a registered pigeon fancier, may be permitted by the local government to keep up to 150 pigeons, excluding young birds, in any residential area.

6.8 Cage, enclosure or loft requirements

- (1) An approved cage, enclosure or loft used to house pigeons shall aesthetically blend with its surrounds, be constructed of new materials and shall be constructed to the following minimum requirements:
 - (a) the base floor of any loft shall be constructed of a suitable impervious material as approved by an environmental health officer;
 - (b) in the case of an elevated loft the suspended floor shall be constructed and maintained in accordance with the requirements in the Code of Practice;
 - (c) cladding of a loft, including the roof shall be of smooth fibro cement sheeting, sheet metal or other smooth material;
 - (d) except as provided in paragraph (e), a loft height shall not exceed 2.4 metres at any point when measured from ground level; and
 - (e) where a loft has a gable roof the loft height shall not exceed 3 metres at any point when measured from ground level.
- (2) A cage, enclosure or loft shall not be located nearer than:
 - (a) 1.2 metres from the boundary of any land adjacent to the land, the subject of an application;
 - (b) 9 metres from any dwelling house, church, school room, hall, factory, dairy or food premises; or
 - (c) 9 metres from any road reserve or street.

6.9 Exercise of pigeons

- (1) A person who is approved to keep registered homing pigeons or racing pigeons may only release such homing pigeons or racing pigeons for exercise between the hours set out in the Code of Practice, unless otherwise authorised by the local government.
- (2) A person shall not release more than 60 registered homing or racing pigeons may be released for exercise or training at any one time.

6.10 Alteration, cancellation or refusal of certificate of registration

- (1) At any time the local government may amend the conditions contained in or relating to a certificate of registration and without limiting the generality of the same, where any complaint of a nuisance is received, the local government may vary the hours for release of pigeons and impose any other conditions deemed necessary to minimise any nuisance from the keeping of pigeons or any associated activity.
- (2) The local government may cancel, refuse to approve or refuse to renew a certificate of registration for any one or more of the following reasons:
 - (a) the land is not maintained in accordance with this local law;
 - (b) the cages, enclosures or loft have fallen into disrepair, are unclean or infested with vectors of disease;
 - (c) the pigeons are being released outside the times permitted in clause 6.9;
 - (d) a condition imposed in accordance with this local law or a certificate of registration has not been complied with in the time limits set out for doing so;
 - (e) the applicant or holder of the certificate of registration as the case may be, has two or more convictions under this local law; or
 - (f) non payment of registration fees.

Part 7 – Bees

7.1 Definitions

In this Part -

bee means a bee of the species *Apis mellifera*;

beehive means a moveable or fixed structure, container or object, either standing alone or in a group of 2 or more, which contains a bees nest and in which bees are kept;

beekeeper has the meaning given in regulation 3 of the *Biosecurity and Agriculture Management Regulations 2013*;

permit means a permit issued under this Part and includes the conditions (if any) to which that permit is subject; and

permit holder means a person who holds a valid permit.

7.2 Limit on bees

A person must not keep, or permit to be kept on any land, bees or a beehive -

- (a) without obtaining a permit from the City; and
- (b) except in accordance with a valid permit issued in relation to that land.

7.3 Application for a permit

(1) An application for a permit must –

- (a) be in the form determined by the local government;
- (b) include –
 - (i) a site plan detailing the proposed location of the beehive or beehives and any significant structures, barriers or water sources on the land, and potential flight paths for bees; and
 - (ii) any further information that may be required by the City; and
- (c) pay any application fee imposed by the local government under sections 6.16 to 6.19 of the Act.

(2) On an application for a permit under subclause 7.3(1) the local government shall seek written opinion of all owners and occupiers whose land is adjacent to the land owned or occupied by the applicant.

7.4 Determining an application

(1) The local government may refuse to consider an application that does not comply with clause 7.3(1).

(2) The local government may –

- (a) approve an application, subject to any conditions that it considers to be appropriate; or
- (b) refuse an application.

(3) If the local government approves an application, it is to issue to the applicant a permit in the form determined by the local government.

(4) The local government may vary a condition to which a permit is subject by giving written notice to the permit holder and the varied condition takes effect 7 days after that notice is given.

(5) A permit holder must comply with each condition to which the permit is subject including any varied condition under subclause (4).

(6) A permit is valid from the date of issue until it is cancelled under this local law.

(7) A permit is personal to the permit holder and applies only to the land described in the permit.

7.5 Cancellation of a permit

The local government may cancel a permit if –

- (a) the permit holder requests the local government to do so;
- (b) 12 continuous months elapse during which the permit holder has not kept any bees on the land to which the permit applies; or
- (c) the permit holder fails to comply with a notice under clause 7.7 within the time specified in the notice or commits any other offence under this local law.

7.6 General conditions for keeping beehives

A permit issued under this Part may include, but not limited to, one or more of the following conditions –

- (a) the beehive is to be maintained in a clean and tidy condition;
- (b) the beehive is screened or positioned in such a manner as to ensure, as far as practicable, that the bees do not create a nuisance or threat to people in the locality or the public in general;
- (c) the flight path of any bees entering or exiting the land from the beehive is to be at least 2 metres above natural ground level;
- (d) the continual provision of an adequate water supply on the land for the bees; or
- (e) any maintenance or activities relating to a beehive, including but not limited to the collection of honey, is carried out at such times as to not create a nuisance.

7.7 Notice to remove

- (1) If, in the opinion of an environmental health officer, bees on any land (whether or not the subject of a permit) are likely to endanger the safety of any person or create a serious public nuisance, the environmental health officer may give to the owner or occupier of that land a written notice requiring the owner or occupier (as the case may be) to remove the bees before the date specified in the notice.
- (2) If, in the opinion of an environmental health officer, a person has breached a provision of this local law, an environmental health officer may give to that person a written notice requiring him or her to remedy that breach before the date specified in the notice.

Part 8 – Animals, Birds and Poultry

8.1 General

The owner or occupier of a premises where an animal is kept shall -

- (a) keep the premises free from excrement, filth, food waste and all other matter that is likely to become offensive or injurious to health or to attract rats, vermin or insects;
- (b) when so directed by an environmental health officer, clean and disinfect the premises; and
- (c) keep the premises, so far as possible, free of flies and when directed by an environmental health officer, spray the premises with a residual insecticide or use any other effective means to kill and repel flies.

8.2 Keeping of large animals

An owner or occupier of a premises shall -

- (a) not keep a large animal on any land less than 2000m² in area;
- (b) not permit any large animal to approach within 9 metres of a habitable room, shop, church or any premises where food is stored, manufactured or sold.

8.3 Keeping a miniature horse

- (1) An owner or occupier of a premises may keep a sterilised miniature horse on land of not less than 1000m² in area, provided it is registered with the local government and the approved annual registration fee is paid.
- (2) An owner or occupier of a premises shall -
 - (a) not keep more than one miniature horse on land without the written approval of the local government; and
 - (b) not permit a miniature horse within 9 metres of any house.
- (3) The local government may prohibit the keeping of a miniature horse on any land or may state the conditions under which a miniature horse may be kept.

8.4 Keeping of pigs

- (1) Subject to clause 8.4(2) a person shall not keep a pig on any land within the district.
- (2) A person may keep 1 miniature pig on land provided it is registered with the local government and the approved annual registration fee is paid.
- (3) On land zoned residential, the occupier of any premises where a miniature pig is kept shall -
 - (a) only keep a sterilised animal and retain written proof of its sterilisation;
 - (b) confine the animal on the property at all times;
 - (c) ensure the animal does not cause a nuisance to any neighbour regarding noise, dust or odour; and
 - (d) maintain documentary evidence that the animal's veterinary treatment against roundworm and tape worm is current.

8.5 Stables

- (1) The owner or occupier of any land where a stable is erected shall -
 - (a) not permit a stable within 9 metres of a house or other building;
 - (b) have a floor area of 6m² per animal;
 - (c) ensure the stable has walls and a roof, constructed of impervious material;
 - (d) have on all sides of the building between the walls and the roof, a clear opening of at least 50 millimetres in height; and
 - (e) provide a floor, which shall have an upper surface:
 - i. at least 75 millimetres above the ground; and
 - ii. be constructed of cement, concrete, compacted limestone or similar approved material.
- (2) The owner or occupier of a premises where a stable is located shall -
 - (a) keep all parts of the stable free from flies; and
 - (b) when directed by an environmental health officer, spray the stable, or such

parts as may be indicated, with a residual insecticide.

8.6 Stablehand room

The owner or occupier of a premises shall not permit a habitable room, including a stablehand's room, to open directly into a stable area.

8.7 Manure receptacle

An owner or occupier of a premises where a large animal, miniature horse or miniature pig is kept shall -

- (a) provide in a convenient position, an impervious receptacle with a tight fitting lid, for storage of manure;
- (b) keep the lid of the receptacle closed except when manure is being deposited or removed;
- (c) cause the receptacle to be emptied at least once a week and more often as necessary to prevent it becoming offensive or a breeding place for flies or other insects; and
- (d) cause all manure produced on the premises to be collected daily and placed in the receptacle.

8.8 Keeping of ostrich or emu

A person shall not keep an ostrich or emu on any land within the district.

8.9 Keeping poultry

- (1) A person shall not keep or suffer to remain on any land within the district a rooster, turkey, goose or geese, peacock or a peahen.
- (2) Notwithstanding sub-clause 8.9(1), the owner or occupier of land within the district shall not keep thereon or permit to be kept thereon any poultry otherwise than under the following conditions -
 - (a) no poultry is able to approach within 9 metres of a dwelling or within 1 metre from a boundary of the lot;
 - (b) poultry must be provided a shed or hut designed to permit a deep litter system in accordance with the following specifications:
 - i. the floor shall be concrete, brick paving, compressed limestone or any other suitable impervious surface;
 - ii. frames shall be of timber, steel, brick or other approved material;
 - iii. cladding shall be of sheet metal, brick, weatherboard or other materials approved by an environmental health officer;
 - iv. the roof shall have sufficient slope to shed storm water;
 - v. the poultry shed to be constructed in a sound and weatherproof manner and to be between 1.5m to 2.0 m in height;
 - vi. provision must be made for adequate ventilation to the shed during hot weather;
 - vii. the minimum size of any shed must allow for at least 0.3m² for each and every bird kept therein;
 - viii. the roof, walls, floor, doors and ventilating panels must be maintained in good order and condition at all times;
 - ix. the floor must be covered with a layer of dry sand or sawdust at least 75 millimetres deep; and
 - x. the sawdust or sand must be kept dry at all times and be changed

at least once every 6 months or when directed by an environmental health officer.

- (3) A person shall not permit a poultry shed to be nearer than 1 metre from the boundary of land in other occupation or 9 metres from any dwelling house or street.
- (4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area.

Part 9 – Miscellaneous

9.1 False or misleading statement

A person shall not make a false or misleading statement in connection with any application, requirement or demand under this local law.

9.2 Fees and charges

All fees and charges applicable under this local law shall be as determined by the local government from time to time in accordance with sections 6.16 to 6.19 of the Act.

9.3 Limit on liability

A person, owner, occupier or licensee is not entitled to make any claim by way of damages or otherwise, against an authorised person, local government employee, local government appointed sub-contractor or other person authorised by the local government, to enter the land and carry out all or part of the works and do all things necessary that the owner, occupier or licensee was required to do to comply with this local law.

9.4 Objections and review

Division 1 of Part 9 of the Act applies to a decision under this local law to –

- (a) refuse an application for a licence;
- (b) impose or vary a condition of a licence; or
- (c) revoke a licence.

Part 10 – Enforcement

10.1 Offences

- (1) Any person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.
- (2) An offence against a clause specified in Schedule 1 of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.
- (3) Any person who commits an offence under this local law shall be liable, upon conviction, to a penalty not exceeding \$1,000, and if the offence is of a continuing nature, to an additional penalty not exceeding \$100 for each day or part of a day during which the offence has continued.

10.2 Infringement and infringement withdrawal notices

For the purposes of this local law:

- (a) the form of the infringement notice referred to in section 9.17 of the Act is Form 2 in the First Schedule of the *Local Government (Functions and General) Regulations 1996*; and
- (b) the form of the infringement withdrawal notice referred to in section 9.20 of the Act is Form 3 in the First Schedule of the *Local Government (Functions and General) Regulations 1996*.

10.3 Offences description and modified penalty

The amount appearing in the final column of Schedule 1 directly opposite an offence described in that Schedule is the modified penalty for that offence.

10.4 Prosecution for offences

A penalty for an offence against this local law (not being a modified penalty) may be recovered by the local government by taking proceedings against the alleged offender in the relevant Court.

SCHEDULE 1

CITY OF JOONDALUP ANIMALS LOCAL LAW 2025

PRESCRIBED OFFENCES

Item No	Clause No	Nature of Offence	Modified Penalty \$
1	2.4	Permitting a dog to excrete on a street, public place or other land and failing to remove excreta in an approved manner	100
2	2.5(1)	Failing to install and maintain a fence capable of confining a dog to the premises	100
3	2.5(1)	Fence not adequate to confine dog of the species, age, size and physical condition to the premises	100
4	2.6	Keeping more than permitted number of dogs without approval	100
5	3.1	Keeping a kennel establishment without a licence	100
6	3.6(a)	Failing to maintain establishment in a clean, sanitary and tidy condition	100
7	3.6(b)	Failing to dispose of refuse, faeces and food waste daily in approved manner	100
8	3.6(c)	Failing to take practical measures to destroy fleas, flies and other vermin	100
9	3.7	Keeping a greater number or breed of dogs than specified in the licence	100
10	4.2	Keeping more than 2 cats over the age of six months	100
11	4.5	Failure to comply with a condition of an approval	100
12	4.7(1)	Cat in a Cat Prohibited Area.	100
13	4.8(1)	Cat causing a nuisance	100
14	4.8(4)	Failure to comply with a cat control notice.	100
15	5.1	Permitting livestock to stray or be at large in a street, public place or private property without consent	100
16	5.2	Failing to keep property fenced in a manner capable of confining livestock	100
17	5.4(2)	Riding, driving or bringing an animal onto a reserve or foreshore not set aside for the purpose	100
18	5.4(3)	Riding, driving, exercising or training an animal on a reserve or foreshore so as to create a danger or cause a nuisance	100

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19	5.4(4)	Riding, driving or bringing an animal on to a reserve or foreshore set aside for exercise of dogs	100
20	6.1	Keeping of pigeons without approval	100
21	6.2(2)	Failing to comply with an order to prevent the nesting or perching of pigeons or doves	100
22	6.5(1)	Keeping of pigeons within: a caravan park; a grouped dwelling (not being one of only two grouped dwellings)	100 100 100
23	6.6(b)	Failing to keep cages, enclosures and lofts maintained to minimum standard specified in Code of Practice	100
24	6.6(c)	Failing to dispose of loft litter in approved manner to ensure no nuisance occurs	100
25	6.7(1)	Keeping more than 20 pigeons for each Certificate of Registration	100
26	6.7(2)	Keeping more than maximum number of birds approved	100
27	6.9(1)	Releasing registered pigeons outside hours permitted	100
28	6.9(2)	Releasing more than 60 pigeons for exercise or training at any one time	100
29	7.2	Keeping bees or a beehive without a valid permit	100
30	7.6	Failing to comply with a condition of a permit	100
31	7.7(2)	Failing to remedy breach in notice	100
32	8.1(a)	Failing to keep premises free from excrement, filth, food waste and other matter likely to be offensive or injurious to health, attract rats, vermin or insects	100
33	8.1(b)	Failing to clean and disinfect premises when directed by an environmental health officer	100
34	8.1(c)	Failing to keep premise free of flies or when directed, spray premises with residual insecticide to kill or repel flies	100
35	8.2(a)	Keeping a large animal on land less than 2,000m ² in area	100
36	8.2(b)	Permitting a large animal to approach within 9 metres of habitable room, shop, church, or any premises where food is stored, manufactured or sold	100
37	8.3(1)	Keeping a sterilised miniature horse on land less than 1,000m ² not registered with local government and registration fee paid	100
38	8.3(2)(a)	Keeping more than one miniature horse on land zoned residential without approval	100
39	8.3(2)(b)	Permitting a miniature horse within 9 metres of a house	100
40	8.4(1)	Keeping a pig on any land throughout the district	100

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41	8.4(2)	Keeping an unregistered miniature pig in residential area and/or not pay registration fee	100
	8.4(3)(a)	Keeping an unsterilised miniature pig or failing to retain written proof of its sterilisation	100
	8.4(3)(b)	Failing to confine animal on property at all times	100
	8.4(3)(c)	Failing to ensure animal does not cause a nuisance to any neighbour through noise, dust or odour	100
	8.4(3)(d)	Failing to maintain documentary evidence that an animal's veterinary treatment against roundworm and tapeworm is current	100
	8.5(1)(a)	Permitting a stable within 9 metres of house or other building	100
	8.5(1)(b)	Failing to have stable floor area of 6m ² per animal	100
	8.5(1)(c)	Failing to have stable floor or roof constructed of impervious material	100
	8.5(1)(d)	Failing to have on all sides of stable building clear opening 50mm in height between all walls and roof	100
	8.5(1)(e)(i)	Failing to have upper surface of stable floor at least 75mm above ground	100
	8.5(1)(e)(ii)	Failing to have upper surface of stable floor constructed of cement, concrete, compacted limestone or approved material	100
	8.5(2)(a)	Failing to keep stable free from flies	100
	8.5(2)(b)	Failing to spray stable with residual insecticide when directed by environmental health officer	100
	8.6	Permitting a habitable room including a stablehand's room to open directly into a stable	100
	8.7(a)	Failing to provide in convenient position, an impervious receptacle with tight fitting lid, for manure	100
	8.7(b)	Failing to keep lid of manure receptacle closed except when manure being deposited or removed	100
	8.7(c)	Failing to empty manure receptacle to prevent it becoming offensive or breeding place for flies	100
	8.7(d)	Failing to collect all manure produced on premises and place in receptacle	100
	8.8	Keeping an ostrich or emu on any land throughout the district	100
	8.9(1)	Keeping a rooster, turkey, goose or geese, peacock or a peahen on any land throughout the district	100
	8.9(2)	Keeping or permitting to be kept poultry, not in accordance with conditions of local law	100
	8.9(3)	Constructing or permitting a poultry shed to be nearer than 1m from boundary of occupied land or 9m from any dwelling or street	100
	8.9(4)	Keeping more than 6 poultry (including maximum 2 ducks) in any residential area	100
		Other offences not specified	100

City of Joondalup

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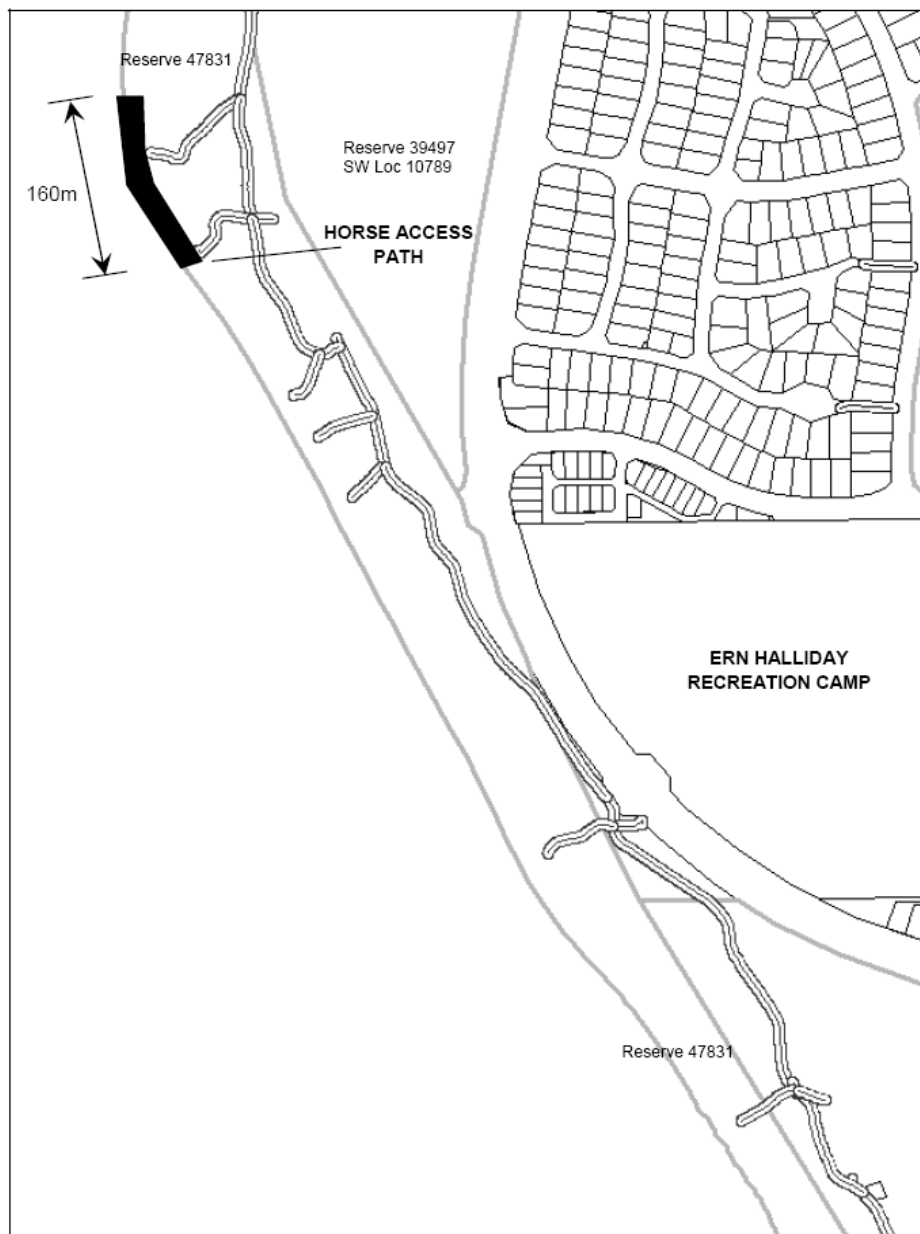
SCHEDULE 2

CITY OF JOONDALUP ANIMALS LOCAL LAW 2025

RESTRICTED HORSE AREA

All that area of the Foreshore Reserve 47831 as shown delineated in black on Diagram 1 - Horse Exercise Area, from the constructed horse access path northwards for a distance of 160 metres as designated by signs.

DIAGRAM 1 – RESTRICTED HORSE EXERCISE AREA



City of Joondalup

Animals Local Law 2025

SCHEDULE 3

Form 1

Dog Act 1976

**CITY OF JOONDALUP
ANIMALS LOCAL LAW 2025**

NOTICE OF INTENTION TO MAKE APPLICATION FOR KENNEL LICENCE

To Owners and Occupiers of

In accordance with Clause 3.2 of the *City of Joondalup Animals Local Law 2025*, I advise my intention to make application to the City for an Approved Kennel Establishment Licence.

The issue of an Approved Kennel Establishment Licence is subject to compliance with the provisions of the abovementioned local law.

The land subject of this application is:

.....
(insert address of proposed Kennel Establishment)

Please note any interested person may within 21 days of the date of this advice object to or make representations in respect of the application in writing directly to the:

Chief Executive Officer
City of Joondalup

.....
Name and Signature of Applicant

.....
Date

City of Joondalup

Animals Local Law 2025

Form 2
Dog Act 1976

CITY OF JOONDALUP
ANIMALS LOCAL LAW 2025

**APPLICATION FOR LICENCE OR RENEWAL OF LICENCE
TO KEEP APPROVED KENNEL ESTABLISHMENT**

In accordance with the *Dog Act 1976*, and the local laws of the City of Joondalup:

I/We (full name)

of

hereby apply for a licence/the renewal of a licence (strike out whichever is not applicable)
to keep an approved kennel establishment at:

.....

Attached hereto are:

- (a) a plan of the premises showing the location of the kennels and yards and all other buildings, structures and fences;
- (b) plans and specifications of the kennels;
- (c) evidence that due notice of the proposed use of the premises has been given to persons in the locality;
- (d) particulars of the number and breed of dogs to be kept in the kennels;
- (e) a remittance for the fee of \$.....

Dated the day of.....20.....

Signature of Applicant

Note: Items (a), (b), (c) and (d) may be struck out if the application is for the renewal of a licence and if no change has been made since the previous application.

City of Joondalup

Animals Local Law 2025

Form 3
Dog Act 1976

CITY OF JOONDALUP
ANIMALS LOCAL LAW 2025

LICENCE TO KEEP AN APPROVED KENNEL ESTABLISHMENT

..... is/are the holder(s) of a
licence to keep an approved kennel establishment at
..... for dogs
of breed(s).

This licence has effect for a period of 12 months from the date hereof.

Dated the day of20

.....
Chief Executive Officer

SCHEDULE 4

Cat Act 2011

CITY OF JOONDALUP ANIMALS LOCAL LAW 2025

CAT PROHIBITED AREAS

ITEM NO.	AREA	RESERVE NO.	SUBURB
1	Hepburn Heights Conservation Area	42987, 32734	Padbury
2	Craigie Open Space	32858	Craigie
3	Lilburne Park	35545	Duncraig
4	Shepherds Bush Reserve	26052, 39941	Kingsley
5	Warwick Open Space	50441, 50442	Warwick
6	Marmion Foreshore Reserve	47831	Marmion
7	Sorrento Foreshore Reserve	47831, 27732	Sorrento
8	Hillarys Foreshore Reserve	47831, 40802, 39497, 23563	Hillarys
9	Kallaroo Foreshore Reserve	47831, 39497	Kallaroo
10	Mullaloo Foreshore Reserve	45136, 47831	Mullaloo
11	Ocean Reef Foreshore Reserve	47831, 45122, 45136	Ocean Reef
12	Iluka Foreshore Reserve	47831, 45122	Iluka
13	Burns Beach Foreshore Reserve	47831, 42219, 48489	Burns Beach

City of Joondalup

Animals Local Law 2025

Dated xxxx of xxxx

The Common Seal of the City of Joondalup)
was affixed by authority of a resolution)
of the Council in the presence of)

.....

HON. ALBERT JACOB, JP
MAYOR

.....

JAMES PEARSON
CHIEF EXECUTIVE OFFICER



Local Government Operational Guidelines

December 2019

Attendance at events policy



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About DLGSC

The DLGSC works with partners across government and within its diverse sectors to enliven the Western Australian community and economy through support for and provision of sporting, recreational, cultural and artistic policy, programs and activities for locals and visitors to the State.

The department provides regulation and support to local governments and the racing, gaming and liquor industries to maintain quality and compliance with relevant legislation, for the benefit of all Western Australians. This publication is current at December 2019.

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1. Introduction

Council members are expected to make decisions in the best interests of their community. To do this, they must consider each issue on its merits.

Decision-making could be influenced – or perceived to be influenced – in a number of ways, including through financial relationships, personal relationships and the receipt of gifts. The *Local Government Act 1995* sets out requirements on council members, Chief Executive Officers (CEOs) and other employees to ensure transparency and accountability in decision-making.

Certain gifts received by council members and CEOs are specifically excluded from the conflict of interest provisions (section 5.62(1B)), including a gift that is received in accordance with an Attendance at Events policy. This guideline gives an overview of matters which could be included in the Attendance at Events policy.

Note: this guideline does not apply to the gift provisions in the code of conduct that relates to employees (other than the CEO).

Other related operational guidelines:

- Operational Guideline: Disclosure of gifts and disclosure of interests relating to gifts
- Operational Guideline: Disclosure of interests affecting impartiality
- Operational Guideline: Primary and annual returns

2. Gifts

A gift is defined under section 5.57 of the Act as a conferral of a financial benefit (including a disposition of property) made by one person in favour of another person unless adequate consideration in money or money's worth passes from the person in whose favour the conferral is made to the person who makes the conferral. It includes any contributions to travel.

For the purposes of both disclosure of receipt and disclosing an interest when a matter comes before council, a gift is any gift valued at over \$300 or a cumulative value of \$300 where the gifts are received from the same donor in a 12-month period.

2.1. Interests in matters before council

The interest provisions are aimed at ensuring that decision-making is free from influence and so decisions can be made in the best interests of the community.

An interest created from receipt of a gift recognises that a relationship is formed between the donor and a recipient of a gift which could be perceived to affect decision-making. This applies to any gift received, not just a gift that must to be disclosed under sections 5.87A and 5.87B.

The basic principle is, that unless the gift is an excluded gift (section 5.62(1B) and Administration Reg. 20B), the council member who has received the gift is not to participate in any part of the meeting dealing with the matter. They must be absent from any deliberations (unless approval is granted by the council or the Minister).

If the council member has such an interest they must disclose this interest before the meeting to the CEO or to the presiding member before the matter is discussed.

If it is the CEO who has the interest due to receipt of a gift, they are not to provide advice to council or prepare reports for council, either directly or indirectly. They must disclose their interest to the mayor or president.

2.2. Gifts excluded from the interest provisions

Any gift received over \$300 is specifically excluded from the conflict of interest provisions if:

- the gift relates to attendance at an event where attendance has been approved by the council in accordance with the council endorsed Attendance at Events policy, or
- the gifts is from specified entities.

Regulation 20B of the *Local Government (Administration) Regulations 1996* prescribes the specified entities as WALGA (but not LGIS), ALGA, LG Professionals, a State public service department, a Commonwealth, State or Territory government department or another local government or regional local government.

Excluded gifts are still a gift that must be disclosed and published on the gifts register if over the value of \$300 and received in the capacity of council member or CEO.

3. Attendance at events policy

Section 5.90A of the Local Government Act requires that local governments have an attendance at events policy. The purpose of the policy is for the council to actively consider the purpose of and benefits to the community from council members and CEOs attending events.

The policy provides a framework for the acceptance of invitations to various events and clarifies who will pay for tickets or the equivalent value of the invitation.

The tickets should be provided to the local government and not individual council members. A ticket or invitation provided by a donor to an individual in their capacity as a council member or CEO is to be treated as a gift to that person, unless the tickets or invitation is referred to the local government to be considered in accordance with the policy.

3.1. The legislation [section 5.90A]

5.90A. Policy for attendance at events

- (1) In this section —

event includes the following —

- (a) a concert;
 - (b) a conference;
 - (c) a function;
 - (d) a sporting event;
 - (e) an occasion of a kind prescribed for the purposes of this definition.
- (2) A local government must prepare and adopt* a policy that deals with matters relating to the attendance of council members and the CEO at events, including —
- (a) the provision of tickets to events; and
 - (b) payments in respect of attendance; and
 - (c) approval of attendance by the local government and criteria for approval; and
 - (d) any prescribed matter.
- * Absolute majority required.
- (3) A local government may amend* the policy.
- * Absolute majority required.
- (4) When preparing the policy or an amendment to the policy, the local government must comply with any prescribed requirements relating to the form or content of a policy under this section.
- (5) The CEO must publish an up-to-date version of the policy on the local government's official website.

4. Matters for consideration in developing the policy

In developing the policy, there are a number of matters which need to be considered. Principally, the council needs to consider what is the benefit to the community or local government in having members of council or the CEO attend the event.

The Attendance at Events policy is to enable council members to attend events as a representative of council without restricting their ability to participate in council meetings. It is not intended to be used as a mechanism to avoid conflict of interest provisions where significant matters are likely to come before council from the provider of the invitation.

While attending events is generally considered an important function for council members and the CEO to represent the local government, if there are costs involved, especially significant costs, it can lead to criticism from the community for spending ratepayer's money if the tangible benefits are not identified. Similarly, if the council is accepting tickets, including those as a result of sponsorship, there can be a perception of bias when matters affecting that organisation come before council.

The policy should also consider the role that the person attending will have at the event - for example, speaking, giving an award or being a member of the audience – especially if there are significant costs associated with attendance. The community perception will be different for a person attending to undertake a specific role or function versus being a member of the audience.

Note that examples are provided in the legislation of what constitutes an event: concerts, conferences, functions and sporting events. This is not an exhaustive list and councils should consider the full range of events that may be relevant to their local government, such as agricultural shows, field days, school awards nights and cultural events.

Ultimately, it is the decision of the council as to what is contained within the policy and this will vary between local governments.

Matters that could be included are:

- To whom invitations are to be directed,
- Who authorises attendance at an event, including how the decision is made for a council member or CEO to attend an event,
- How many people are authorised to attend an event,
- Who is responsible for the cost of attending (if any), including whether there is a requirement for the council member or CEO to contribute to the cost, particularly if the person's partner is also attending;
- Whether there are any events that are authorised in advance by council (preauthorised events),
- Whether the location of the event is within the district,
- Attendance at sponsored events, and
- Attendance at events that are outside the policy.

The council, with accountability to the local community, is in the best position to determine the design and content of the policy. Some local governments have requested guidance from the Department. To this end a sample policy is included on the following pages.

The policy may provide authorisation for the CEO to be the decision maker where decisions align with the policy intent. In that case, the policy must set out clear criteria by which the CEO may make such determinations.

5. Concluding remarks

In developing the Attendance at Events policy, councils need to actively consider the purpose of and benefits to the community from council members and CEOs attending events. The policy should not be used to intentionally circumvent conflict of interests which may arise from attending events hosted by a provider who will have a significant matter before council.

Local governments are encouraged to use this template as a guide and to adapt it to reflect the needs and expectations of their communities. The policy can also be adapted to include attendance at events by employees other than the CEO.

The community's trust in local government is crucial to its success.

Attendance at Events – template policy

Introduction

Section 5.90A of the *Local Government Act 1995* provides that a local government must prepare and adopt an Attendance at Events policy.

This policy is made in accordance with those provisions.

Purpose

This policy addresses attendance at any events, including concerts, conferences, functions or sporting events, whether free of charge, part of a sponsorship agreement, or paid by the local government. The purpose of the policy is to provide transparency about the attendance at events of council members and the chief executive officer (CEO).

Attendance at an event in accordance with this policy will exclude the gift holder from the requirement to disclose an interest if the ticket is above \$300 and the donor has a matter before council. Any gift received that is less than \$300 (either one gift or cumulative over 12 months from the same donor) also does not need to be disclosed as an interest. Receipt of the gift will still be required under the gift register provisions.

Legislation

5.90A. Policy for attendance at events

- (1) In this section —
event includes the following —
 - (a) a concert;
 - (b) a conference;
 - (c) a function;
 - (d) a sporting event;
 - (e) an occasion of a kind prescribed for the purposes of this definition.
- (2) A local government must prepare and adopt* a policy that deals with matters relating to the attendance of council members and the CEO at events, including —
 - (a) the provision of tickets to events; and
 - (b) payments in respect of attendance; and
 - (c) approval of attendance by the local government and criteria for approval; and
 - (d) any prescribed matter.

* Absolute majority required.

- (3) A local government may amend* the policy.
* Absolute majority required.
- (4) When preparing the policy or an amendment to the policy, the local government must comply with any prescribed requirements relating to the form or content of a policy under this section.
- (5) The CEO must publish an up-to-date version of the policy on the local government's official website.

Provision of tickets to events

1. Invitations

- 1.1 All invitations or offers of tickets for a council member or CEO to attend an event should be in writing and addressed to the [Click or tap here to enter text.]
- 1.2 Any invitation or offer of tickets not addressed to the [Click or tap here to enter text.] is not captured by this policy and must be disclosed in accordance with the gift and interest provisions in the Act.
- 1.3 A list of events and attendees authorised by the local government in advance of the event is at Attachment A.

2 Approval of attendance

- 2.1 In making a decision on attendance at an event, the council will consider:
 - a) who is providing the invitation or ticket to the event,
 - b) the location of the event in relation to the local government (within the district or out of the district),
 - c) the role of the council member or CEO when attending the event (participant, observer, presenter) and the value of their contribution,
 - d) whether the event is sponsored by the local government,
 - e) the benefit of local government representation at the event,
 - f) the number of invitations / tickets received, and
 - g) the cost to attend the event, including the cost of the ticket (or estimated value of the event per invitation) and any other expenses such as travel and accommodation.
- 2.2 Decisions to attend events in accordance with this policy will be made by simple majority or by the CEO in accordance with any authorisation provided in this policy.

<p>Guidance Note: If the local government is proposing to provide authorisation to the CEO to determine matters in accordance with this policy, then it will be necessary for the policy statement to include specific principles / criteria by which the CEO may make such determinations.</p>

3 Payments in respect of attendance

- 3.1 Where an invitation or ticket to an event is provided free of charge, the local government may contribute to appropriate expenses for attendance, such as travel and accommodation, for events outside the district if the council determine attendance to be of public value.
- 3.2 For any events where a member of the public is required to pay, unless previously approved and listed in Attachment A, the council will determine whether it is in the best interests of the local government for a council member or the CEO or another officer to attend on behalf of the council.
- 3.3 If the council determines that a council member or CEO should attend a paid event, the local government will pay the cost of attendance and reasonable expenses, such as travel and accommodation.
- 3.4 Where partners of an authorised local government representative attend an event, any tickets for that person, if paid for by the local government, must be reimbursed by the representative unless expressly authorised by the council.

Attachment A – events authorised in advance

Event	Date of event	Approved Attendee/s	Approved local government contribution to cost	Date of council resolution or CEO authorisation
Example: Greater Westralia Regional Agricultural Ball	20 December 2019	<ul style="list-style-type: none"> President Cr Brown and partner Deputy President Cr Green and partner CEO and partner 	6 tickets @ \$190 each Total cost \$1,140	Ordinary Council Meeting 4 November 2019



Attendance at Events Council Policy

Responsible directorate: Governance and Strategy

Objective: To establish the requirements around the attendance at events where tickets are offered to Elected Members and employees.

1. Application:

This policy applies to Elected Members and employees where tickets to events are offered to them in their official capacity or role at the City.

2. Definitions:

“Chief Executive Officer” means the Chief Executive Officer of the City.

“City” means the City of Joondalup.

“employee” means the Chief Executive Officer and other employees of the City.

“event” has the meaning given to it under the *Local Government Act 1995*.

Note: Section 5.90A (1) of the Act states the following:

event includes the following:

(a) a concert

(b) a conference

(c) a function

(d) a sporting event

(e) an occasion of a kind prescribed for the purposes of this definition.

“gift” has the meaning given to it under the *Local Government Act 1995*.

Note: Section 5.57 of the Act states the following:

gift means:

- a. *a conferral of a financial benefit (including a disposition of property) made by 1 person in favour of another person unless adequate consideration in money or money's worth passes from the person in whose favour the conferral is made to the person who makes the conferral; or*
- b. *a travel contribution.*

For the purposes of the above definition:

- **travel** includes accommodation incidental to a journey;
- **travel contribution** means a financial or other contribution made by 1 person to travel undertaken by another person.

“ticket” includes means an admission ticket to an event, or an invitation to attend an event, or a complimentary registration to an event, that is offered by a third party.

3. Statement:

Due to the nature of a local government's business, Elected Members and employees deal regularly with third parties and from time to time may be offered tickets to attend events. The City acknowledges the acceptance of tickets, and therefore attendance at events, can provide opportunity to work and network with stakeholders to legitimately further the interests of the City or the Joondalup community.

To ensure the City is carrying out its functions impartially, Elected Members and employees must be able to demonstrate they are not improperly influenced by third parties through the acceptance of tickets to events. It is therefore important for the City to manage any real or perceived conflicts of interest in terms of decision-making undertaken by Elected Members (when meeting as a Council) or employees, when tickets are accepted and used.

This policy provides a framework for the acceptance of tickets to events by Elected Members and employees and to actively consider the purpose of and benefits to the community in attending. It also details what disclosure requirements are needed when attending events by Elected Members and employees and a range of other governance arrangements when attending events.

The purpose of this policy is to comply with the requirements of section 5.90A of the *Local Government Act 1995* and the City's *Code of Conduct for Employees and Code of Conduct for Council Members, Committee Members and Election Candidates*.

4. Pre-approved events:

Subject to clause 11.3, the acceptance and subsequent use of a ticket by an Elected Member or employee for an event within the Perth Metropolitan Area is deemed a pre-approved event under the following circumstances:

- a. Where the Elected Member or employee is attending an event in an official capacity, such

as:

- i.● performing a speaking role or some other welcoming role;
- ii.● participating as a member of a discussion panel or judging panel;
- iii.● presenting at the event as part of the event program;
- iv.● representing the City of Joondalup at a sponsorship acknowledgement event or award ceremony, where the primary purpose of attendance is not for the entertainment of the individual Elected Member or employee, but enable the City to fulfil its role, and exercise its rights and benefits, as a sponsor;
- v.● presenting awards or prizes to others on behalf of the City; and
- vi.● attending an exhibition or display where the City, its programs or services are being showcased at the event.

b. Where the ticket is offered by:

- i.● the Western Australian Local Government Association;
- ii.● the Australian Local Government Association;
- iii.● Local Government Professionals;
- iv.● a department of the Public Service;
- v.● a government department of another State, a Territory or Commonwealth;
- vi.● a State or Federal Member of Parliament, other than for party political events or fundraisers;
- vii.● a local government or regional local government;
- viii.● major professional or industry association(s) relevant to local government activities;
- ix.● a stakeholder partner of the City;
- x.● a civic/cultural/community organisation within the City of Joondalup;
- xi.● educational institutions; or,
- xii.● a not-for profit organisation.

5. Non-approved events:

~~5.1.~~ Subject to clause 11.3, the acceptance and subsequent use of a ticket by an Elected Member or employee, for an event that is not a pre-approved event ~~in accordance with~~ ~~as per~~ clause 4, must be approved by the Chief Executive Officer (or by the Mayor for the Chief Executive Officer).

~~5.2.~~ In making a decision to approve the attendance at a ~~non-approved~~ event ~~detailed in~~ ~~clause 5.1~~, the Chief Executive Officer (or the Mayor) is to consider:

- a. who is providing the ticket to the event (the organiser of the event, or a third party);
- b. the location of the event in relation to the City's district;
- c. the role of the Elected Member or employee when attending the event (ie presenter, participant or observer);
- d. whether the event is sponsored by the City;
- e. the Elected Member's or employee's justification of the benefit to the City and the City's community through the attendance at the event;
- f. how many people should be authorised to attend the event;
- g. any costs associated in attending the event; and
- h. whether advice following the attendance at the event is required ~~under clause 5.3~~.

~~5.3.~~ Elected Members or employees that attend paid events may be required to provide advice to the Chief Executive Officer (at the Chief Executive Officer's discretion) on the outcomes of their attendance and the benefits to them and the City in attending the event. The advice may cover the following topics:

- i. The nature of the event.
- ii. The stated benefits to the City or the Joondalup community in attending the event.
- iii. What the Elected Member or employee observed by attending the event.
- iv. Any networking links that were made or stakeholder interactions.
- v. How attendance benefited the Elected Member's or employee's role at the City generally.

6. Free tickets to the City for events:

~~6.1.~~ Where tickets are given to the City as opposed to an Elected Member or employee directly, the Chief Executive Officer may allocate the tickets as he/she sees fit, if attendance is deemed to satisfy the approval criteria detailed within this policy.

~~6.2.~~ The Chief Executive Officer may allocate a ticket to an Elected Member ~~under clause 6.1~~ where the purpose of attendance is to enable the Elected Member to perform their role as a community representative and to network and liaise with community individuals/groups within the district.

7. Complimentary tickets and benefits under sponsorship agreements:

~~7.1.~~ Where the provision of complimentary tickets or a benefit exists under a current sponsorship agreement or arrangement between the City and a third party, the management and allocation of tickets or benefits (unless expressly stated) shall be determined by the Chief Executive Officer and disclosed in accordance with this policy.

~~7.2.~~ An Elected Member may be allocated a ticket or benefit by the Chief Executive Officer ~~under clause 7.1~~ on the basis that attendance would enable the Elected Member to perform their

role as a community representative and to network and liaise with community individuals/groups within the City's district.

8. Costs for tickets:

~~8.1.~~ Where there is ticket cost for the Elected Member to attend a pre-approved event or non-approved event, the Elected Member will be reimbursed the cost of the ticket under the *Elected Members' Entitlements Council Policy*. Any ticket costs for an employee to attend a preapproved event or non-approved event, will be paid for by the City, or the cost reimbursed to the employee.

~~8.2.~~ Where a ticket can be purchased for a non-approved event, and in the opinion of the Chief Executive Officer it is in the interests of the City for one or more Elected Members or employees to attend in order to assess and understand any possible impacts on the Joondalup community or City business, then one or more tickets for that event can be purchased by the City, at full cost, on behalf of the Elected Member or employee.

~~8.3.~~ Subject to the approval of the Chief Executive Officer, tickets for accompanying persons (such as spouse, family member or relative) will not be purchased by the City, however the Elected Member or employee may purchase a paid ticket at their own expense.

9. Travel and accommodation costs:

~~9.1.~~ The City may pay or reimburse reasonable travel and accommodation costs for an Elected Member or employee to attend an event.

~~9.2.~~ Any travel costs paid by the City whereby an Elected Member or employee uses their own vehicle on official business is to be calculated at the same rate contained in section 30.6 of the *Local Government Officers' (Western Australia) Interim Award 2011*.

~~9.3.~~ Accommodation costs may be paid for events outside the Perth Metropolitan Area, interstate or internationally. Any accommodation costs paid by the City is to be calculated at the same rate contained in clause 29 of the *Local Government Officers (Western Australian) Interim Award 2011*.

~~9.4.~~ Documentary evidence is required for all expenses or costs claimed by an Elected Member or employee. Original tax invoices and receipts are required for audit purposes and to enable GST to be claimed.

10. Exemptions:

~~10.1.~~ The requirements of this policy do not apply to any training or conference event attended by an Elected Member in accordance with the City's *Elected Members' Entitlements Council Policy*, or any training or conference event for the professional development of employees that are paid for by the City.

~~10.2.~~ The requirements of this policy do not apply where an Elected Member or employee is the City's representative on a board or external organisation where the Elected Member or employee is required to attend an event for the purposes of fulfilling their role on the board or external organisation.

11. Disclosure requirements relating to tickets:

~~11.1.~~ Where an Elected Member or employee is offered a ticket, and the ticket falls under the definition of a gift, details of the ticket ~~are~~is to be disclosed in accordance with ~~the~~ sections 5.87A–5.87C of the *Local Government Act 1995* (for Elected Members and the Chief Executive Officer) or the City's *Code of Conduct* for Employees ~~(for employees)~~.

~~11.2.~~ For the purposes of clarity, a disclosure is to be made to the Chief Executive Officer (or Mayor if it is the Chief Executive Officer) within 10 days of the Elected Member or employee receiving the ticket, and is to include the following:

- ~~i.~~ • ~~Da~~ description of the ticket;
- ~~ii.~~ • ~~Nthe~~ name and address of the person who gave the ticket;
- ~~iii.~~ • ~~Dthe~~ date on which the ticket was received;
- ~~iv.~~ • ~~Ethe~~ estimated value of the ticket at the time it was made; and
- ~~v.~~ • ~~Nthe~~ nature of the relationship between the person who made the ticket and the person who received it.

~~11.3.~~ Elected Members and Eemployees must adhere to the provisions of the City's *Code of Conduct* for Employees or Code of Conduct for Council Members, Committee Members and Election Candidates in relation to the acceptance of gifts and make any necessary disclosures.

12. Reporting:

~~12.1.~~ The disclosure information for tickets received by Elected Members and employees that are deemed a gift, will be listed within the City's Gift Register(s).

~~12.2.~~ In accordance with the section 5.62(1B) of the *Local Government Act 1995* attendance at an event in accordance with this policy will exclude the Elected Member from the requirement to disclose an interest when the donor of the ticket has a matter before Council (or a committee).

Creation date: May 2020 (CJ067-05/20)

Formerly:

Amendments:

Last reviewed: April 2025 (CJXX refers)

Related documentation:

- City of Joondalup Code of Conduct for Employees
- City of Joondalup Code of Conduct for Council Members, Committee Members and Election Candidates
- *Elected Members Entitlements Council Policy*
- *Local Government (Administration) Regulations 1996*
- *Local Government Act 1995*

File reference: 108509



Attendance at Events Council Policy

Responsible directorate: Governance and Strategy

Objective: To establish the requirements around the attendance at events where tickets are offered to Elected Members and employees.

1. Application:

This policy applies to Elected Members and employees where tickets to events are offered to them in their official capacity or role at the City.

2. Definitions:

“Chief Executive Officer” means the Chief Executive Officer of the City.

“City” means the City of Joondalup.

“employee” means the Chief Executive Officer and other employees of the City.

“event” has the meaning given to it under the *Local Government Act 1995*.

Note: Section 5.90A (1) of the Act states the following:

event includes the following:

(a) a concert

(b) a conference

(c) a function

(d) a sporting event

(e) an occasion of a kind prescribed for the purposes of this definition.

“**gift**” has the meaning given to it under the *Local Government Act 1995*.

Note: Section 5.57 of the Act states the following:

gift means:

- a. *a conferral of a financial benefit (including a disposition of property) made by 1 person in favour of another person unless adequate consideration in money or money's worth passes from the person in whose favour the conferral is made to the person who makes the conferral; or*
- b. *a travel contribution.*

For the purposes of the above definition:

- **travel** includes accommodation incidental to a journey;
- **travel contribution** means a financial or other contribution made by 1 person to travel undertaken by another person.

“**ticket**” means an admission ticket to an event, or an invitation to attend an event, or a complimentary registration to an event, that is offered by a third party.

3. **Statement:**

Due to the nature of a local government's business, Elected Members and employees deal regularly with third parties and from time to time may be offered tickets to attend events. The City acknowledges the acceptance of tickets, and therefore attendance at events, can provide opportunity to work and network with stakeholders to legitimately further the interests of the City or the Joondalup community.

To ensure the City is carrying out its functions impartially, Elected Members and employees must be able to demonstrate they are not improperly influenced by third parties through the acceptance of tickets to events. It is therefore important for the City to manage any real or perceived conflicts of interest in terms of decision-making undertaken by Elected Members (when meeting as a Council) or employees, when tickets are accepted and used.

This policy provides a framework for the acceptance of tickets to events by Elected Members and employees and to actively consider the purpose of and benefits to the community in attending. It also details what disclosure requirements are needed when attending events by Elected Members and employees and a range of other governance arrangements when attending events.

The purpose of this policy is to comply with the requirements of section 5.90A of the *Local Government Act 1995* and the City's *Code of Conduct for Employees* and *Code of Conduct for Council Members, Committee Members and Election Candidates*.

4. **Pre-approved events:**

Subject to clause 11.3, the acceptance and subsequent use of a ticket by an Elected Member or employee for an event within the Perth Metropolitan Area is deemed a pre-approved event under the following circumstances:

- a. Where the Elected Member or employee is attending an event in an official capacity, such

as:

- performing a speaking role or some other welcoming role;
- participating as a member of a discussion panel or judging panel;
- presenting at the event as part of the event program;
- representing the City of Joondalup at a sponsorship acknowledgement event or award ceremony, where the primary purpose of attendance is not for the entertainment of the individual Elected Member or employee, but enable the City to fulfil its role, and exercise its rights and benefits, as a sponsor;
- presenting awards or prizes to others on behalf of the City; and
- attending an exhibition or display where the City, its programs or services are being showcased at the event.

b. Where the ticket is offered by:

- the Western Australian Local Government Association;
- the Australian Local Government Association;
- Local Government Professionals;
- a department of the Public Service;
- a government department of another State, a Territory or Commonwealth;
- a State or Federal Member of Parliament, other than for party political events or fundraisers;
- a local government or regional local government;
- major professional or industry association(s) relevant to local government activities;
- a stakeholder partner of the City;
- a civic/cultural/community organisation within the City of Joondalup;
- educational institutions; or,
- a not-for profit organisation.

5. Non-approved events:

Subject to clause 11.3, the acceptance and subsequent use of a ticket by an Elected Member or employee, for an event that is not a pre-approved event in accordance with clause 4, must be approved by the Chief Executive Officer (or by the Mayor for the Chief Executive Officer).

In making a decision to approve the attendance at a non-approved event, the Chief Executive Officer (or the Mayor) is to consider:

- who is providing the ticket to the event (the organiser of the event, or a third party);
- the location of the event in relation to the City's district;
- the role of the Elected Member or employee when attending the event (ie presenter, participant or observer);
- whether the event is sponsored by the City;
- the Elected Member's or employee's justification of the benefit to the City and the City's community through the attendance at the event;
- how many people should be authorised to attend the event;
- any costs associated in attending the event; and
- whether advice following the attendance at the event is required.

Elected Members or employees that attend paid events may be required to provide advice to the Chief Executive Officer (at the Chief Executive Officer's discretion) on the outcomes of their attendance and the benefits to them and the City in attending the event. The advice may cover the following topics:

- The nature of the event.
- The stated benefits to the City or the Joondalup community in attending the event.
- What the Elected Member or employee observed by attending the event.
- Any networking links that were made or stakeholder interactions.
- How attendance benefited the Elected Member's or employee's role at the City generally.

6. Free tickets to the City for events:

Where tickets are given to the City as opposed to an Elected Member or employee directly, the Chief Executive Officer may allocate the tickets as he/she sees fit, if attendance is deemed to satisfy the approval criteria detailed within this policy.

The Chief Executive Officer may allocate a ticket to an Elected Member where the purpose of attendance is to enable the Elected Member to perform their role as a community representative and to network and liaise with community individuals/groups within the district.

7. Complimentary tickets and benefits under sponsorship agreements:

Where the provision of complimentary tickets or a benefit exists under a current sponsorship agreement or arrangement between the City and a third party, the management and allocation of tickets or benefits (unless expressly stated) shall be determined by the Chief Executive Officer and disclosed in accordance with this policy.

An Elected Member may be allocated a ticket or benefit by the Chief Executive Officer on the basis that attendance would enable the Elected Member to perform their role as a community representative and to network and liaise with community individuals/groups within the City's

district.

8. Costs for tickets:

Where there is ticket cost for the Elected Member to attend a pre-approved event or non-approved event, the Elected Member will be reimbursed the cost of the ticket under the *Elected Members' Entitlements Council Policy*. Any ticket costs for an employee to attend a preapproved event or non-approved event, will be paid for by the City, or the cost reimbursed to the employee.

Where a ticket can be purchased for a non-approved event, and in the opinion of the Chief Executive Officer it is in the interests of the City for one or more Elected Members or employees to attend in order to assess and understand any possible impacts on the Joondalup community or City business, then one or more tickets for that event can be purchased by the City, at full cost, on behalf of the Elected Member or employee.

Subject to the approval of the Chief Executive Officer, tickets for accompanying persons (such as spouse, family member or relative) will not be purchased by the City, however the Elected Member or employee may purchase a paid ticket at their own expense.

9. Travel and accommodation costs:

The City may pay or reimburse reasonable travel and accommodation costs for an Elected Member or employee to attend an event.

Any travel costs paid by the City whereby an Elected Member or employee uses their own vehicle on official business is to be calculated at the same rate contained in section 30.6 of the *Local Government Officers' (Western Australia) Interim Award 2011*.

Accommodation costs may be paid for events outside the Perth Metropolitan Area, interstate or internationally. Any accommodation costs paid by the City is to be calculated at the same rate contained in clause 29 of the *Local Government Officers' (Western Australian) Interim Award 2011*.

Documentary evidence is required for all expenses or costs claimed by an Elected Member or employee. Original tax invoices and receipts are required for audit purposes and to enable GST to be claimed.

10. Exemptions:

The requirements of this policy do not apply to any training or conference event attended by an Elected Member in accordance with the City's *Elected Members' Entitlements Council Policy*, or any training or conference event for the professional development of employees that are paid for by the City.

The requirements of this policy do not apply where an Elected Member or employee is the City's representative on a board or external organisation where the Elected Member or employee is required to attend an event for the purposes of fulfilling their role on the board or external organisation.

11. Disclosure requirements relating to tickets:

Where an Elected Member or employee is offered a ticket, and the ticket falls under the definition of a gift, details of the ticket are to be disclosed in accordance with sections 5.87A–5.87C of the *Local Government Act 1995* (for Elected Members and the Chief Executive Officer) or the City's *Code of Conduct for Employees*.

For the purposes of clarity, a disclosure is to be made to the Chief Executive Officer (or Mayor if it is the Chief Executive Officer) within 10 days of the Elected Member or employee receiving the ticket, and is to include the following:

- Description of the ticket;
- Name and address of the person who gave the ticket;
- Date on which the ticket was received;
- Estimated value of the ticket at the time it was made; and
- Nature of the relationship between the person who made the ticket and the person who received it.

Elected Members and employees must adhere to the provisions of the City's *Code of Conduct for Employees* or *Code of Conduct for Council Members, Committee Members and Election Candidates* in relation to the acceptance of gifts and make any necessary disclosures.

12. Reporting:

The disclosure information for tickets received by Elected Members and employees that are deemed a gift, will be listed within the City's Gift Register(s).

In accordance with the section 5.62(1B) of the *Local Government Act 1995* attendance at an event in accordance with this policy will exclude the Elected Member from the requirement to disclose an interest when the donor of the ticket has a matter before Council (or a committee).

Creation date: May 2020 (CJ067-05/20)

Formerly:

Amendments:

Last reviewed: April 2025 (CJXX refers)

Related documentation:

- *City of Joondalup Code of Conduct for Employees*
- *City of Joondalup Code of Conduct for Council Members, Committee Members and Election Candidates*
- *Elected Members Entitlements Council Policy*
- *Local Government (Administration) Regulations 1996*
- *Local Government Act 1995*

File reference: 108509



Electronic Attendance at Meetings Council Policy

Responsible directorate: Governance and Strategy

Objective: To establish the decision-making framework enabling electronic attendance at in-person meetings and for the conduct of meetings by electronic means.

1. Application:

This policy applies to electronic attendance at Ordinary Council meetings, Special Council meetings and Committee meetings for Elected Members, and Independent Members of Committees.

This policy also applies to Elected Member attendance at Strategy Sessions, Briefing Sessions and Elected Member workshops.

2. Definitions:

Act means the *Local Government Act 1995*.

Admin Regs means the *Local Government (Administration) Regulations 1996*.

CEO means the Chief Executive Officer of the City of Joondalup.

City means the City of Joondalup.

Electronic Means refers to the approved electronic requirements to access an in-person meeting or attend an electronic meeting, encompassing hardware and software requirements to enable instantaneous communication [Admin Regs14CA(3)]. The electronic means must be determined before the suitability of a location and equipment can be assessed as part of a request to attend electronically to an in-person meeting or to an electronic meeting.

Meeting means an ordinary meeting of the council, a special meeting of the council, a meeting of a committee of the council, or a meeting of an audit committee of a local government [Admin Regs 14C(1)].

Member means a council member and any other person appointed as a member of a committee under section 5.10 of the Act, including an independent person appointed by Council to a Committee.

Relevant period means the period of 12 months prior, ending on the day on which the proposed meeting is to be held.

3. Electronic attendance at in-person meetings [Admin Regs 14C and 14CA]

3.1 Requests:

Requests for electronic attendance at Ordinary Council meetings are to be made in writing to the Mayor, and copied into the CEO and Governance Team.

Requests for electronic attendance at Committee meeting are to be made in writing to the Mayor, and copied into the Committee Presiding Member, the CEO and Governance Team.

Requests for electronic attendance at briefings and workshops are not legislated however, if a member intends to attend a briefing or workshop electronically, they should advise the Presiding Member and CEO to ensure the appropriate video conferencing equipment is made available and tested prior to the meeting.

The Mayor may refer their own request to the Deputy Mayor (acting under s5.34 of the Act), or alternatively may refer the request to the Council for decision.

Requests for electronic attendance at in-person meetings should be made in writing to the Mayor at least 24 hours prior to the meeting.

All requests for electronic attendance should specify the location from which the member wishes to attend the meeting and the equipment the member intends to use to attend the meeting.

Should the application for electronic attendance at a meeting be denied by the Mayor, the member may seek approval from the Council.

All requests for approval of electronic attendance from the Council must be submitted to the CEO, at least 10 clear business days ahead of the meeting at which the request is to be made. This ensures adequate time for the request to be included in the Council agenda.

3.2 Approval:

There is no limit to the number of meetings that can be attended electronically due to a public health emergency, state of emergency or a natural disaster (Admin Regs 14(2)(a).

For Ordinary Council meetings, Special Council meetings and Committee meetings, the member's electronic attendance at the proposed meeting under regulation 14(2)(b) of the Admin Regs must not result in the member attending more than half of the meetings (50% cap) of the Council or Committee in the relevant period. The 50% cap does not apply to a member who is a person with a disability as defined in section 3 of the *Disability Services Act 1993*.

There is no cap on electronic attendance for Strategy Sessions, Briefing Sessions, and workshops however, physical presence is encouraged, particularly for meetings that require a high level of collaboration and involvement.

The City's Governance team will record electronic attendance and will advise the Mayor or Council if the member is eligible for electronic attendance based on the percentage of meetings the person has attended electronically under regulation 14C(2)(b) of the Admin Regs.

In approving the request, the Mayor or Council must have regard to whether the location from which the member wishes to attend the meeting and the equipment the member intends to use to attend the meeting, are deemed suitable for the member to be able to effectively engage in deliberations and communications during the meeting.

3.3 Presiding at meeting:

Any person presiding at an in-person meeting is not to attend by electronic means.

Where the Mayor is approved to attend an in-person meeting by electronic means, the Deputy Mayor (acting under section 5.34 of the Act) is to preside over the meeting.

Where the presiding person is approved to attend an in-person meeting by electronic means, the deputy presiding person is to preside over the meeting.

3.4 Location:

Locations within Australia and its Territories are considered to be suitable for electronic attendance.

Due to increased cyber security risks with overseas communications networks, attendance from international locations will not be approved.

The location from which the member attends must be indoors, quiet and private.

If other people are present at the location at the time of the meeting, the member must be able to close a door in order to minimise noise and maintain privacy.

3.5 Electronic means:

The electronic means for all electronic meetings will be set up by the City's Governance team using a software or web-based application approved for use by the City.

The City's Governance team will include the details of how to connect to all meetings electronically on the Outlook calendar invite for that meeting.

3.6 Network and equipment:

Members attending meetings electronically must connect through a suitable network and using suitable equipment.

Suitable networks include private home internet and WiFi, or a mobile hotspot from a trusted personal mobile device.

Due to increased cyber security risks, public WiFi is not considered to be a suitable connection for electronic attendance (this includes connections at cafés, airports, hotels and restaurants).

Suitable equipment for attending electronic meetings includes City provided devices (such as tablet or laptop). Mobile phones are not considered to be suitable for attending meetings electronically.

It is preferred that the Member will use a video camera when attending a meeting electronically. Where a video camera is unavailable, the Member may seek permission from the Mayor to attend the meeting using audio only.

3.7 Confidentiality:

If the meeting, or part of the meeting for which a member is attending electronically, is to be closed to the public, the member must make a declaration that they can maintain confidentiality during the meeting or the closed part of the meeting (as the case requires).

This declaration must be recorded in the minutes of the meeting and should be worded as follows:

"I [member name] declare that I am able to maintain confidentiality during the closed part of this meeting. And if I am no longer able to maintain confidentiality, I will excuse myself from the meeting."

This declaration is to be made before the meeting goes behind closed doors.

Should the member make the above declaration and subsequently cannot maintain confidentiality, they must leave the meeting or the closed part of the meeting.

3.8 Method of determining vote when attending electronically:

The Presiding Member will decide the method to be used when determining a member's vote at a meeting.

Generally, a member who attends a meeting electronically will be required to use both a visual cue and verbal confirmation to indicate their vote.

4. Electronic meetings:

4.1 Electronic meetings during a public health or state of emergency

Where a declared public health or state of emergency, or associated directions, are in effect that prevent an in-person meeting being held, the Mayor or Council can approve a meeting to be held by electronic means.

Meetings held by electronic means in these circumstances are not subject to, or included in, the prescribed limitation on the number of meetings held by electronic means (Admin Reg 14D(2)(a)(b)).

4.2 Electronic meetings outside of an emergency:

Ordinary meetings will primarily be held as in-person meetings.

Where it is considered necessary (and there is no declared emergency), the Council may resolve to authorise the meeting to be held by electronic means (Admin Regs 14D(2)(c)), subject to the following:

- The prescribed limitation is not exceeded on the number of electronic meetings allowed (more than half of the meetings of the council or committee for the preceding 12 months, Admin Regs 14D(2A);

- The CEO has been consulted, before a determination is made by the Mayor or Council resolution (Admin Reg 14D(3)(4));
- The decision has given due regard as to whether the location from which each member seeks to attend the meeting and the equipment that each member intends to use, are suitable to ensure each member is able to effectively engage in deliberations and communications throughout the meeting; and
- Each member has made a declaration prior to the meeting, or that part of the meeting, that is closed, that confidentiality can be maintained (Admin Reg 14D(6)). In the absence of such a declaration, a member is prohibited from participation in the meeting, or that part of the meeting, which is closed.

Where a meeting is authorised to be held as an electronic meeting, the CEO must ensure details are:

- published on the City's official website (Admin Reg 12);
- provided in the notice of the meeting/agenda; and
- broadly promoted to ensure community awareness, such as through social media, newsletters, on notice boards etc.

Where the meeting must be open to members of the public, then the Council or Committee meeting must be publicly broadcast on the City's website (Admin Reg 14E(3A)(b)).

4.3 Public question/statement time:

Members of the public are not able to attend meetings by electronic means.

Where a meeting is held by electronic means, members of the public may participate in the meeting by submitting questions for public question/statement time in accordance with the relevant procedures.

The Presiding Member will read out the question or statement. Consistent with the City's *Meeting Procedures Local Law 2013*, a response may be provided or the question may be taken on notice.

Details of the question/statement and the response will be included in the minutes of the meeting.

4.4 Deputations:

Members of the public are not able to attend meetings by electronic means.

Where a meeting is held by electronic means, written deputations to a Briefing Session *may* be submitted to the Mayor for consideration, who will review any information or material received prior to the meeting.

All deputation requests must be received by 5:00pm on the day prior to the scheduled Briefing Session.

If a deputation request is approved by the Mayor, all written materials in support of the deputation, must be received by 12:00 noon on the day of the scheduled Briefing Session.

Creation date: April 2025 (CJXX refers)

Formerly:

Amendments:

Last reviewed:

Related documentation:

- *City of Joondalup Meeting Procedures Local Law 2013*
- *City of Joondalup Procedures for Strategy Sessions, Briefing Sessions, Council/Committee meetings and Electronic Meetings.*
- *Local Government Act 1995*
- *Local Government (Administration) Regulations 1996*

File reference:



APPENDIX 1

AUTHORITY FOR APPROVAL MATRIX

Type of meeting	Authority to determine
Ordinary Meeting of the Council Special Meeting of the Council	Mayor or Council
A meeting of a Committee of the Council A meeting of an Audit Committee	Mayor or Council
Strategy Session Briefing Session Council Member workshop	Mayor, or in the case where the Mayor is unavailable, the Deputy Mayor.
Working Group, Advisory Group, or Community Reference Group as established by Council.	Presiding Member of that Group.



PURCHASING POLICY

City Policy

Responsible Directorate: Corporate Services

Objective: To outline the City's commitment and approach to achieving value for money in an equitable and transparent manner when purchasing goods and services.

1. Application:

The Purchasing Policy and the associated Purchasing Protocols will apply to all employees within the City involved in the purchase of goods and services for the City.

2. Statement:

The City is committed to developing and maintaining purchasing systems and practices that ensure goods and services are obtained in an equitable and transparent manner that complies with applicable legislation and delivers value for money.

3. Details:

3.1 Procurement Principles

All employees of the City are expected to observe the highest standards of ethics and integrity when undertaking purchasing activities and act in an honest, fair and professional manner consistent with the City's values. Ethical behaviour includes avoiding any conflict of interest and/or disclosing any potential conflict of interest.

The following principles, standards and behaviours must be observed at all stages of the purchasing process.

- All purchasing practices are carried out in compliance with applicable legislation including the *Local Government Act 1995* and the *Local Government (Function and General) Regulations 1996*.
- Purchasing practices will be in compliance with the City's Purchasing Protocols, the Code of Conduct and Statement of Business Ethics.

- All purchasing decisions will remain free from bias and all suppliers will be treated equitably and fairly.
- All processes, evaluations and decisions shall be transparent, free from bias and fully documented.
- Any actual or perceived conflict of interest will be scrupulously avoided and declared.
- Detailed information provided to the City by a supplier or potential supplier will be treated as commercial-in-confidence and not released to a third party unless authorised by the supplier or required by law.
- All transactions are fully documented, recorded and stored in compliance with applicable legislation and audit requirements.

3.2 Value for Money

The value for money principle underlies all procurement activities, which measures the benefits realisable by the City from the whole-of-life costs. Value for money does not mean obtaining the lowest quote but includes taking into account the financial viability of suppliers, past contractor performance, safety and quality standards, timely supply, risk exposure and other relevant service considerations.

A strong element of competition will be applied through tendering and quotation processes. Where a higher priced offer is recommended there should be clear and demonstrable benefits over and above lower priced offers.

3.3 Buying Local

Where possible, suppliers operating within the City of Joondalup are to be given the opportunity to quote for goods and services required by the City. However it is recognised that not every category of goods and services required by the City will lend itself to supply by local businesses.

3.4 Purchasing Protocols

Purchasing practices must be carried out in compliance with the following City Purchasing Protocols:

- Purchasing of Goods and Services
- Tenders for Providing Goods and Services
- Quotations for Providing Goods and Services
- Purchasing Goods and Services Under Panels of Pre-Qualified Suppliers

3.5 Quotation Thresholds

Quotations are required for all purchases made on behalf of the City with a value ranging from \$5,001 to \$250,000 as detailed in the following table:

Expenditure Level (excluding GST)	Quotation Requirements
Up to \$5,000	No quotations required. Direct purchase by authorised officers.
\$5,001 to \$10,000	Seek a minimum of two verbal quotations and obtain a minimum of one quotation with the exception of artists, performers, acts or entertainment as set out below. A record of the details of quotations received is to be made in accordance with the Purchasing Protocols and clause 3.8 of this Policy.
\$5,001 to \$20,000 Cultural Services Program	One verbal/written quotation required by officers within Leisure and Cultural Services for unique artists, performers, acts or entertainment for the Cultural Services Program including, but not limited to <ul style="list-style-type: none"> • Music in the Park • Valentine's Concert • Joondalup Festival. • Any other cultural services event requiring artists or performers A record of details of the quotation received is to be made in accordance with the Purchasing Protocols and clause 3.8 of this Policy.
\$10,001 to \$50,000	Seek a minimum of two written quotations with specifications of requirements and obtain at least one quotation. Formal Request For Quotation (RFQ) documents are to be issued by Business Units and a record of the details of written quotations received is to be made in accordance with the Purchasing Protocols and clause 3.8 of this Policy.
\$50,001 to \$250,000	Seek a minimum of three written quotations with full specifications using quotation documents in accordance with the Purchasing Protocols as applicable, and obtain at least one quotation. Formal Request For Quotation (RFQ) documents are to be issued by Business Units and a record of the details of written quotations received is to be made in accordance with the Purchasing Protocols and clause 3.8 of this Policy.

Quotations may be obtained from either:

- an existing list of suppliers administered by the City); or
- an existing panel of pre-qualified suppliers administered by the City (refer clause 3.9); or
- a pre-qualified supplier on the WALGA Preferred Supply Program or State Government Common Use arrangement; or
- from the open market.

Where the City has a requirement for Goods or Services and the consideration under the resultant contract is, or is expected to be, more than \$250,000 or worth more than \$250,000, a public tender must be called, unless any of the provisions of clause 11 (2) or 24AB of the *Local Government (Functions and General) Regulations 1996* applies.

3.6 Sustainable Procurement

Sustainable procurement is defined as the purchasing of goods and services that have less environmental and social impacts than competing products and services. Where appropriate the City will consider environmental and social impacts along with value for money outcomes when making purchasing decisions.

3.7 Australian Disability Enterprises

Disability Enterprises are not for profit organisations operating as commercial businesses providing employment opportunities for people with disability. Where appropriate the City will invite quotations from relevant Australian Disability Enterprises for the supply of goods and services.

3.8 Record Keeping of Information

All written information and documentation related to purchases is to be retained and stored in accordance with the City's Recordkeeping Plan including outgoing and incoming documents, quotations received, Recommendation Forms, supporting information and other correspondence related to each quotation.

3.9 Panels of Pre-Qualified Suppliers

The City may establish Panels of Pre-qualified Suppliers in instances where goods or services are required on a continuing basis and multiple suppliers are warranted due to the volume of work and/or the capacity of suppliers in the relevant field.

Panels will be established in accordance with the provisions of Part 4, Division 3 of the *Local Government (Functions and General) Regulations 1996*.

Panels may be established for one supply requirement, or a number of similar supply requirements under defined categories within the Panel. A panel shall be established with not less than two members. Panels shall not be established for a term exceeding three years.

The invitation to join the Panel advertised through state-wide notice will contain the following:

- A brief description of the goods or services that the members of the Panel of pre-qualified suppliers will be expected to supply
- The term of the Panel
- The evaluation criteria by which applications will be assessed
- The expected number of Panel members
- How work will be distributed amongst Panel members.

All submissions will be evaluated and ranked in accordance with the terms and conditions of the invitation and based on the information provided in each Offer.

The suppliers that best demonstrate their ability to deliver the Goods and/or Services to the expected standard at a competitive price will be invited to join the Panel.

At the commencement of each Panel of pre-qualified suppliers, a communications plan will be developed. This will set out how all communication between the City and Panel of pre-qualified suppliers will take place during the term of the Panel.

Quotations will be obtained from Panel members by either:

1. Issuing a quotation for each purchase to all pre-qualified suppliers in the Panel. The selection decision will be based on pre-determined evaluation criteria forming part of the invitation to quote to assess the suitability of the supplier for particular items of work. Contracts under the pre-qualified panel will be awarded on the basis of value for money in every instance;
2. Issuing a quotation to supply goods or services for a fixed term to all pre-qualified suppliers in the panel and entering into separate contracts of not more than 12 months each. The selection decision will be based on pre-determined evaluation criteria forming part of the invitation to quote to assess the suitability of the supplier for particular items of work. Contracts under the pre-qualified panel will be awarded on the basis of value for money in every instance;

All Pre-qualified supply panels will be established as local panels in the City's electronic quotation system. Each quotation process, including the invitation to quote, clarifications with Panel members, quotations received and notification of award will be made only through this system. Officers will store all information pertaining to each purchase in the City's records management system.

Creation Date:

Amendments:

N/A

Related Documentation:

- *City of Joondalup Purchasing Protocols*
- *City of Joondalup Code of Conduct*
- *City of Joondalup Recordkeeping Plan*