

ATTACHMENT NO 1

PLANNING & DEVELOPMENT POLICIES

POLICY	ADOPTED	LAST REVIEW	NO CHANGE REQUIRED	DELETE	MINOR	MAJOR	COMMENTS
3.1.1 Child Care Centres	June 1999				✓		Update and Report to Council
3.1.2 Consulting Rooms	June 1999			✓			Report to Council 24 th July 2001
3.1.3 Alfresco Dining (Planning) -Joondalup City Centre	June 1999					✓	Separate report to Council
3.1.4 Local Stores	June 1999			✓			Report to Council 24 th July 2001
3.1.5 Nomenclature - Public Facilities	June 1999		✓				No change necessary
3.1.6 Uniform Fencing – Subdivision	June 1999					✓	Update and Report to Council
3.1.7 Retaining Walls	June 1999					✓	Discussion Paper required
3.1.8 Advertising of Development Proposals	June 1999	Feb 2001 CJ001-02/01		✓			Report to Council 24 th July 2001
3.1.9 Height and Scale of Buildings within a Residential Area	June 1999	April 2000 CJ086-04/00	✓				No change necessary
3.1.10 Wanneroo Road	June 1999			✓			Report to Council 24 th July 2001
3.1.11 Home Business	June 1999	Sept 1999 CJ297-09/99				✓	Discussion Paper being prepared
3.1.12 Cash-in-lieu of Car Parking	June 1999					✓	Discussion Paper being prepared
3.2.1 Design Guidelines for Stage 8c Currambine -	June 1999					✓	Low Priority*

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POLICY	ADOPTED	LAST REVIEW	NO CHANGE REQUIRED	DELETE	MINOR	MAJOR	COMMENTS
Beaumaris Beach Estate							
3.2.2 Design Guidelines for Stage 4 Iluka - Beaumaris Beach Estate	June 1999					✓	Low Priority*
3.2.3 Design Guidelines for Stage 12 Iluka - Beaumaris Beach Estate	June 1999					✓	Low Priority*
3.2.4 Design Guidelines Carine Glades Mews Estate, Duncraig	June 1999					✓	Low Priority*
3.2.5 Design Guidelines for Waterview Estate, Kingsley	July 2000 CJ164-07/00					✓	Low Priority*
3.2.6 Subdivision and Development Adjoining Areas of Public Space	July 2000 CJ182-07/00		✓			✓	No change required
3.2.7 Pedestrian Accessways	April 2001 CJ101-04/01				✓		Update Report to Council

*It is preferred for design guidelines to be incorporated in Structure Plans as and when structure plans are prepared.

PLANNING & DEVELOPMENT POLICIES

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NEW POLICIES	COMMENTS
Reserves	Draft Discussion Paper prepared
Signs	Draft Policy being prepared
Telecommunications	Draft Policy being prepared
Outbuildings & Satellite Dishes	Discussion Paper to be prepared

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Section 3.1 – Development Services

POLICY 3.1.2 - CONSULTING ROOMS**OBJECTIVE**

To provide a policy for the dealing of applications in respect of consulting rooms in the City.

STATEMENT**1 Policy Area**

This policy applies to the development of consulting rooms in residential neighbourhoods throughout the City. The term “consulting rooms” includes premises used by doctors, dentists, veterinarians and all other medical practitioners, eg physiotherapists, chiropractors etc and also includes the terms Medical Clinic or Centre and Health Centre, used in Town Planning Scheme No 1.

2 Policy Objectives

The primary objective of this policy is to protect the amenity of residential neighbourhoods. Council is concerned about the reduction in amenity resulting from increased traffic and the obtrusive nature of car parking areas and business signs.

3 Policy Statements

Council discourages the ad hoc development of consulting rooms in residential areas in favour of encouraging their development in or adjacent to planned community centres which provide for a range of services at appropriate focal points.

Where a planning need can be shown for a consulting room in a residential neighbourhood, Council will consider them at locations where they will provide suitable buffers to protect residential amenity. Particular attention will be paid to the number of practitioners using consulting rooms in residential neighbourhoods to ensure the size and intensity of development does not become obtrusive. Developments which resemble dwelling houses in the locality and are limited to use by not more than one practitioner at any one time will be regarded as the standard to meet this requirement of the policy.

4 Advertising

All proposed consulting rooms in residential neighbourhoods will be advertised on-site for thirty days by means of a standard advertising sign inviting comments from local residents in accordance with the Council’s policy for advertising planning proposals.

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The only signs which will be permitted at the premises when they are occupied for consulting room purposes are those which are approved during the application process or any subsequent changes to such signs which the Council may approve. Only the type of consulting room and the street number will be permitted on signs which shall be of a size, design and colour consistent with preserving a high standard of amenity in the area. Specifications for an acceptable sign are set out as an example in the Appendix. For appendix, click here: [attachpolicy312.pdf](#)

5 Standard Conditions Of Approval

In addition to any other conditions that may be imposed, the following standard conditions shall be included in development approvals for all consulting rooms in residential neighbourhoods -

- (a) all applications under the Council's Signs Hoardings and Billposting Local Laws shall be considered by the Chief Executive Officer in consultation with Council's Development Assessment Unit to ensure that the sign is consistent with the Council's Consulting Rooms Policy and will not contravene Clause 5.17 of the City of Wanneroo Town Planning Scheme No 1;
- (b) adjacent street verges shall be reticulated and lawns maintained thereon to the satisfaction of the Council;
- (c) arrangements shall be made to ensure that patients, staff or visitors to the premises do not park on street verges.

6 Sign Specifications

A maximum lettering height 20cm. Where letters or numerals are individually fixed to walls the colours and materials shall be approved by the Director Development Services. Where signboards are used the board shall not exceed 50cm in height and 100cms in length, and lettering shall be black on a gold/bronze background. Signs shall not be illuminated after 8.00 pm each night.

7 Relaxation Of Scheme Standards

The Council acknowledges that existing lots adjacent to or opposite commercial centres may be too small to meet its normal Town Planning Scheme standards relating to set backs and site area for consulting rooms. It is, therefore, prepared to consider a relaxation of the normal scheme standards in such cases where detailed plans illustrate that the proposed consulting room can be accommodated in a satisfactory manner. Relaxations will not apply to car parking standards.

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POLICY 3.1.4 - LOCAL STORES**OBJECTIVE**

To provide a policy in respect to local stores.

STATEMENT

The overall objective of the policy is to provide for and maintain a well spaced distribution of local stores in residential areas which allows for a convenient and accessible service for local residents to purchase convenience goods.

In line with the objective of this policy, it is considered undesirable for approval to be given for a local store in a location that will (by way of its more advantageous location) significantly affect the economic well being of an existing local store in the immediate vicinity.

The introduction of local stores into residential areas should generally act to enhance the amenity and lifestyle offered by residential areas. In newer residential areas where the locations of local stores are determined early in the planning process residents moving into the area will be aware of the local store proposal and little opposition is anticipated.

It is likely however that proposals to locate local stores in existing developed areas may, in some cases, meet opposition from residents immediately adjacent to the proposed sites. In respect to this, the protection of local amenity and residential safety should take the highest priority in all considerations relating to local store approvals. As such, given that the other requirements set out in this policy are met, the proponent of a proposed local store rezoning is required to have obtained the signed support for the proposal from all landowners immediately adjacent to and opposite the proposed site, and any other owner or person/s the Director Development Services sees fit, and the application for rezoning will only be received if it is accompanied by the signed statements of support. Such support will in no way affect Council's further consideration of submissions received (if any) during the normal on-site advertising period as part of the Town Planning Scheme Amendment.

In considering applications for approval of permanent local stores, Council shall also have regard to the following:

- 1 The store should be located to serve approximately 200 homes or more and should generally be no nearer than about 500 metres from other local stores, Local and Neighbourhood Centres and District Level Shopping Centres. In some limited instances where a store is proposed near to medium or high density housing, it may be appropriate to consider the location of such applications on their merit.
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- 2 Wherever possible the location of potential local stores should be identified at the structure planning stage and should form part of approved structure plans. Local stores should be strategically located to provide a service with a different function to that of Local Shops and Neighbourhood Centres. The nature of local stores should encourage a local, highly accessible pedestrian and bicycle orientated small concentrated catchment providing a range of daily consumables. As such, these stores should be planned so that they link with walking and bicycle paths.
- 3 Local stores must be attached to a residential dwelling and while there is no specific building design criteria, a zero setback is considered acceptable given the proposed use. A maximum gross floor area for the store of 100m² which includes storage is considered appropriate. This will help restrict the store to a size considered acceptable for the residential zone with respect to maintaining the amenity of nearby residents.
- 4 Signage should be restricted to maintain the amenity of nearby residents. It should be fixed to the wall and not illuminated. Compressors for the freezer units etc should be located in a position that does not interfere with adjacent residents in terms of any noise problems.
- 5 Four parking bays should be provided per local store. Where possible they should include two verge bays on each side of the adjacent roadway or corners. Consideration should also be given to the servicing of the store in terms of delivery of goods.
- 6 Local stores need not necessarily be located on street corners. Each individual local store application should be assessed by the Director Technical Services as to the proposed uses effect on adjacent traffic movements. Where local stores are located on corner lots, they should only be located where neither road is a cul-de-sac. It is envisaged that if located on a cul-de-sac corner, vehicles will use the cul-de-sac head to turn, thus causing a loss of amenity for residents.

Previous Policy No.	G3-40
Amendments	CJ213-06/99
Issued	July 1999
Related Documentation:	

Section 3.1 – Development Services

POLICY 3.1.10 - WANNEROO ROAD**OBJECTIVE**

To provide a policy in respect of Wanneroo Road.

STATEMENT

Council's policy in respect of Wanneroo Road, detailed hereunder, is presently the subject of an extensive review by the Forward Planning section of the Planning and Development Directorate.

- 1 Wanneroo Road shall provide a fast and safe route to Perth and to places north of the City.
- 2 The amenity value of higher speed travel shall be recognised and preserved by restricting commercial type development, and by retaining the existing rural lot sizes, thereby limiting the number of access and egress conflict points.
- 3 Where land has already been committed to non rural development, development approval shall be restricted to uses which are low traffic generators.
- 4 The rural character of the roadside landscape shall be preserved where it still exists.
- 5 Native trees shall be preserved on roadside verges and in medians, and enhanced by additional planting.
- 6 Sound reducing mounding shall be provided in medians and setbacks where appropriate.
- 7 The use of service roads and turning setbacks at driveways shall be encouraged.

Previous Policy No.	G3-37
Amendments	CJ213-06/99
Issued	July 1999
Related Documentation:	

Section 3.1 – Development Services

POLICY 3.1.1 - CHILD CARE CENTRES

OBJECTIVE

The purpose of this policy is to provide guidance for the location and development of Child Care Centres to maximise user convenience and maintain a high level of amenity in residential areas.

STATEMENT

Relevant Legislation

District Planning Scheme No.2 Clause 1.9:

CHILD CARE CENTRE means premises used for the daily or occasional care of children in accordance with the Community Services (Child Care) Regulations 1988.

Table No 1 Zoning Table

The use class **Child Care Centre** is a 'D' use in the Residential, Mixed Use, Business, Commercial, Civic and Cultural, Private Clubs/Recreation and Special Residential Zones. A 'D' use is a use that is not permitted, but the Council may grant its approval after following the procedures of the scheme that relate to matters to be considered by Council and advertising. The use is not permitted in the Service Industrial and Rural zones.

TABLE 6

USE	NUMBER OF CARS
Child Care Centre	Not less than 5 and 1 per staff member

Related Legislation And Policies

Community Services (Child Care) Regulations 1988 (Government Gazette 25/11/1988)

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Location

1 Road Hierarchy

Child Care Centres are reasonably high traffic generators and therefore should not be located on Primary District Distributors where the primary function is to cater for through traffic or on Local Distributors in close proximity to District Distributors or in or adjacent to Access Roads in residential areas where amenity, safety and aesthetics must take priority. Accordingly, these Centres should be located on Local Distributor roads in such a fashion that they will not conflict with traffic control devices and will not encourage the use of nearby Access Roads for turning movements.

2 Neighbouring Uses

Wherever possible it is preferred to locate Child Care Centres adjacent to non-residential uses such as Shopping Centres, Medical Centres/Consulting Rooms, School Site, Parks and Community Purpose Buildings to minimise the impact such Centres will have on the amenity of residential areas.

3 Existing Child Care Centres

When submitting an Application for Approval to Commence Development for a new child care centre, the proponents should demonstrate their awareness of the number, size and location of existing or approved centres within the locality.

Parking

1 Location

All parking areas should be located in front of buildings or at least be easily visible from the entry to the site so that patrons are encouraged to use the on-site parking and not the road verges. Any difficult to use or access parking bays should be allocated to staff.

2 Design

Parking areas should preferably be designed to allow traffic to flow through using entry and exit crossovers so that traffic conflicts and congestion do not unnecessarily restrict the use of the parking area. For the purposes of determining parking requirements, designs incorporating through flow are referred to as **Type 1** and those accessed only by a two-way crossover as a **Type 2**. In certain circumstances, detailed below, Type 2 designs require more parking bays than Type 1 designs.

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3 Number - Children And Staff

All Child Care Centres must provide a minimum of one parking bay for each staff member and at least five parking bays for up to 25 children. For Centres with more than 25 children the required parking bays are determined by reference to the attached figure. The actual parking requirement for Centres in this category varies with the configuration of the parking area and the number of children. For attachment, click here: [attachpolicy311.pdf](#)

At least one parking bay must conform to ACROD standards and be set aside for that purpose.

Setbacks

1 Street

In residential areas all buildings should be set back from the street boundary at least as far as the lesser of the two adjoining residences and if the adjoining lots are vacant should be set back a minimum of six metres.

2 Other

Side and rear setbacks should generally be in accordance with the Residential Planning Codes for residential buildings. Care should be taken to ensure outdoor play areas are not located adjacent to private open space or living areas.

Landscaping

1 Onsite

All street frontages of the site to a depth of three metres are required to be suitably landscaped and reticulated to assist to preserve the character of residential areas.

2 Verge

The verge area in front of all Child Care Centres is required to be suitably landscaped and reticulated and maintained to discourage patrons from parking on the verge instead of using the parking areas provided. Under no circumstances is the verge to be paved or sealed as this would encourage its use for parking and detract from the amenity of the area.

Advertising

1 Application

Section 3.1 – Development Services

Because of the possible detrimental effect Child Care Centres can have on the amenity, safety and aesthetics of residential areas, all applications must be advertised for public comment prior to consideration for approval.

Approved Child Care Centres can display only one advertising sign approved by the Chief Executive Officer. The maximum lettering height is 20cm. Where letters or numerals are individually fixed to walls, the Chief Executive Officer shall approve the colours and materials. Where signboards are used the board shall not exceed 50cm in height and 100cm in length, and lettering shall be black on a gold/bronze background. Signs shall not be illuminated after 8.00pm each night.

Previous Policy No.	DS1
Amendments	CJ213-06/99
Issued	July 1999
Related Documentation:	Delegated Authority Manual

Section 3.1 – Development Services

POLICY 3.1.8 - ADVERTISING OF DEVELOPMENT PROPOSALS**OBJECTIVE**

To provide guidance for the advertising of development applications.

STATEMENT

1. The City of Joondalup District Planning Scheme No 2 (DPS2) provides for 'A' uses which require advertising prior to determination. The Scheme also provides for 'D' uses which may be advertised prior to determination.
2. All applications for 'D' uses under DPS2 shall be advertised for public comment prior to determination unless it is considered in a particular instance that the proposal will not impact adversely on the surrounding area, in which case advertising shall not be required.

Previously Policy No.	G3-02
Amendments	CJ213-06/99, CJ001-02/01
Issued	March 2001
Related Documentation:	Delegated Authority Manual

Section 3.2 - Urban Design

- (d) Where the PAW is located at a cul de sac head that almost abuts a major road, parkland neighbouring development, or area with future development potential the PAW shall be equal to the road reserve width of the minor road;
- (e) Consideration must be given to the gradient of the PAW, particularly its impact on use, safety and security;
- (f) To increase security for those lots abutting the PAW and the safety of pedestrians using the PAW, uninterrupted sight lines shall be provided for the entire length of the PAW;
- (g) The PAW shall be designed and finished at the applicant's expense in a manner, which makes them safe attractive and convenient:
 - (a) Landscaping, including trees, is encouraged but shall not consist of bushes and other elements that would create a visual barrier or harbour illicit activity.
 - (b) Lighting should illuminate the length of the PAW in a way that does not lead to excessive glare into neighbouring properties. Lights shall be provided at both ends of the PAW and where possible in intervals through the PAW to AS 1158.3.1.1999 (and as amended).
- (h) The PAW must be designed to generally prevent use by vehicular traffic (emergency access should be considered) and designed to limit the speed of cyclists and other users to ensure a safe but convenient link. Barriers which force users to dismount their bicycles are discouraged.
- (i) The PAW should be integrated with the local pedestrian movement network and where ever possible orientated to reinforce the visual link between local landmarks and local attractions to assist in orientation of pedestrians and other users. (If the network is on street as it may be in streets with less than 300 vpd it is still to be integrated with this system and where there are footpaths it should be integrated with them).

Development of Land Adjacent to Pedestrian Access ways

Where a PAW is created in a new subdivision area, adjacent lots should be developed to maximise use and surveillance of the PAW. This shall be encumbered on the developer of the lot through the creation of Detailed Area Plans (DAP) for PAW abutting lots (See Liveable Neighbourhoods Edition 2 page 57) to be incorporated into an appropriate agreed structure plan under District Planning Scheme No.2. DAP for these lots shall include the following provisions.

MOVED Cmr Buckley, SECONDED Cmr Morgan that the Joint Commissioners:

1 REVOKE subsections 1 and 4 of the “Town Planning Delegations”, pages 136-138 of the Delegated Authority Manual as adopted at the Council Meeting held on 22 June 1999;

2 ADOPT, the following delegation in relation to development control matters:

Pursuant to the powers contained in the Western Australian Planning Commission instrument of delegation under the State Planning Commission Act 1985, published in the Government Gazette of 28 November 1997 as amended, and pursuant to the powers contained in Clause 3.34 of the City of Joondalup Town Planning Scheme No 1, delegate authority to deal with applications for development approval, (including applications for approval of a home occupation, a use, applications for approval to commence development, composite applications and exercise of discretion under the Town Planning Scheme and the Residential Planning Codes) to:

- (a) the Director of Planning and Development of the City of Joondalup following consultation with the Mayor and/or his/her nominee where the application has been advertised for comment and relevant planning objection (in the opinion of the Director Planning & Development or the Manager Approval Services) has been received, except where one or more Elected Members has first advised the Manager, Approval Services of the City of Joondalup in writing in each case that the application should be referred to the Elected Members/Mayor for determination;**
- (b) each of the planners who is a member of the Approval Services Business Unit of the City of Joondalup (being the officers appointed to supervise the development control functions of the Council) for the following applications, except where one or more Elected Member has first advised the Manager, Approval Services of the City of Joondalup in writing in each case that the application should be referred to the Elected Members/Mayor for determination;**
 - (i) an approval in accordance with Council Policy and/or TPS 1 requirements, except in the case where that application has been advertised;**
 - (ii) the exercising of discretion permitted under the Residential Planning Codes for setbacks by up to 10% where it is considered that the reduced setback will not detrimentally affect the development, adjoining properties or the streetscape;**

- (iii) the exercising of discretion under the provisions of Town Planning Scheme No 1 to reduce building setbacks, carparking and/or landscaping by up to 10% where it is considered the reduced standard will not detrimentally affect the development, adjoining properties or the streetscape;
- (iv) the exercising of discretion to determine whether or not advertising/neighbour consultation is required.
- (d) the Director of Planning and Development (or the Manager of Approval Services in his absence) for the provision of advice to external agencies regarding the determination of applications;

3 DISBAND the Delegation of Authority Working Group.

Cmr Buckley spoke in support of the Motion.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**