

**DRAFT POLICY
BUILDINGS SET BACK FROM THE BOUNDARY - ADDITIONAL
ACCEPTABLE DEVELOPMENT PROVISIONS – CLAUSE 3.3.1 OF
THE RESIDENTIAL DESIGN CODES 2002**

OBJECTIVES

To augment the Residential Design Codes 2002 (the Codes) by providing Acceptable Development provisions for the setback of buildings in the case of Single House developments on survey strata lots without common property, and Grouped Dwelling developments on survey strata lots with common property or on strata lots.

STATEMENT

Policy Application and Definitions

This policy shall apply to the development of land within the City of Joondalup for any of the residential purposes set out in the Codes. The terms contained within this policy shall be interpreted in accordance with the Codes.

The provisions of this policy do not apply to developments on land over which a Structure Plan has been adopted by the City wherein there may be different setback requirements.

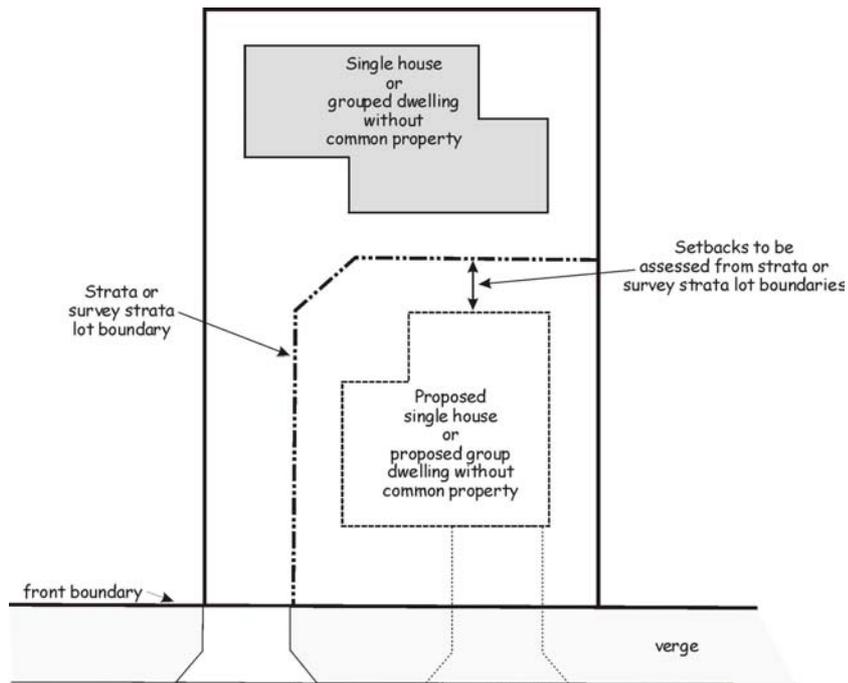
Authority

Clauses 2.6.1 and 2.6.2 of the Codes enable Council's to adopt Local Planning Policies that are consistent with the provisions of the Codes. This policy has been expressly formulated to provide additional Acceptable Development provisions under Clause 3.3.1 of the Codes.

Clause 3.3.1 – Buildings Set Back from the Boundary – Additional Acceptable Development Provisions

In addition to the Acceptable Development provisions under Clause 3.3.1 Buildings Set Back from the Boundary of the Codes, development which complies with the following provisions are also deemed to be Acceptable Development:

- (vi) In the case of Single House development that has not previously been approved or constructed on an approved survey strata lot without common property, building setbacks shall be assessed from survey strata lot boundaries.
- (vii) In the case of a Grouped Dwelling development that has not previously been approved or constructed where survey strata or strata lot boundaries exist, building setbacks shall be assessed from strata or survey strata lot boundaries.



Application Requirements

Proposed developments that comply with the provisions of proposed subclause (vi) above of this policy (that is, in relation to Single Houses) require only an application for a Building Licence to be submitted to and approved by the City.

Proposed developments that comply with the provisions of proposed subclause (vii) above of this policy (that is, Grouped Dwellings), however, continue to require an application for a Development Application to be submitted to and approved by the City, prior to or in conjunction with seeking a Building Licence.