

DRAFT POLICY**BUILDINGS ON BOUNDARIES - ALTERNATIVE PERFORMANCE CRITERIA - CLAUSE 3.3.2 OF THE RESIDENTIAL DESIGN CODES 2002****OBJECTIVE**

To enable walls of dwellings to be located on side lot boundaries using alternative deemed to comply performance criteria to complement those set out in Clause 3.3.2 of the Residential Design Codes (the Codes), subject to the support of the adjoining landowner(s).

Application and Definitions

This policy shall apply to the development of land within the City of Joondalup for Single Houses and Grouped Dwellings.

The terms contained herein 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.

Background

Clause 3.3.2 Buildings on Boundary of the Codes relates to Single House and Grouped Dwelling developments built up to boundaries other than street boundaries, as defined in Boundary Walls – Notes attached to this Clause.

Authority

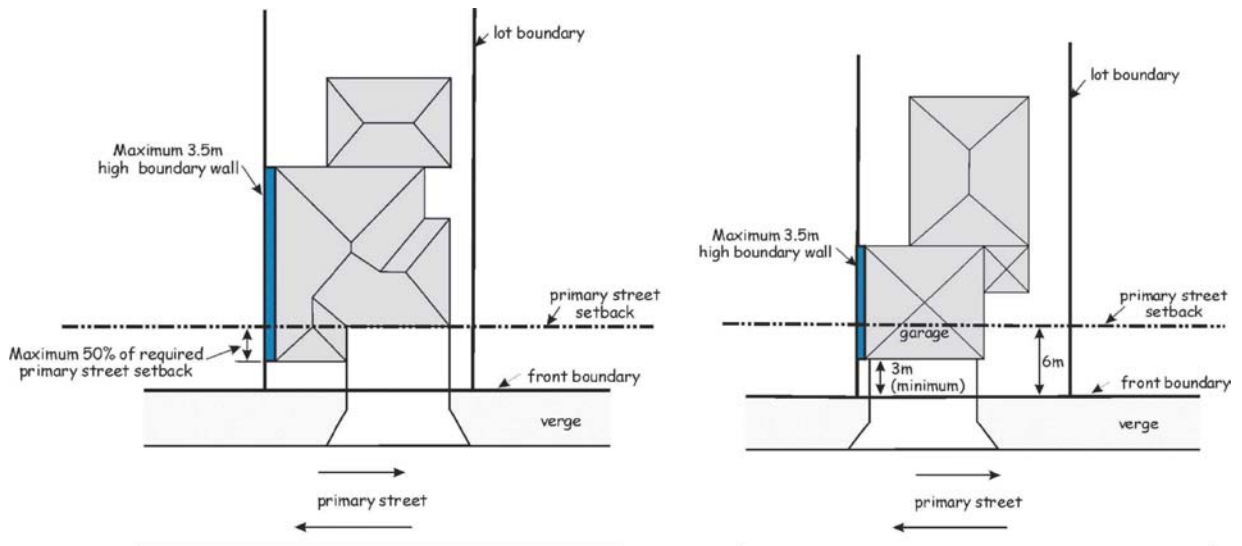
Under Clause 2.6.1 and Clause 2.6.2 of the Codes, municipal authorities are able to formulate Local Planning Policies that are consistent with the provisions of the Codes to address local requirements. Such Policies may be designed to augment the Codes for aspects of residential development not provided for in the Codes, to clarify alternative Acceptable Development provisions to meet the Performance Criteria.

In accordance with the above, this policy has been expressly formulated to provide an alternative interpretation of the Performance Criteria of Clause 3.3.2 of the Codes for Single Houses and Grouped Dwellings by applying satisfactory deemed to comply provisions.

STATEMENTS**Alternative Performance Criteria**

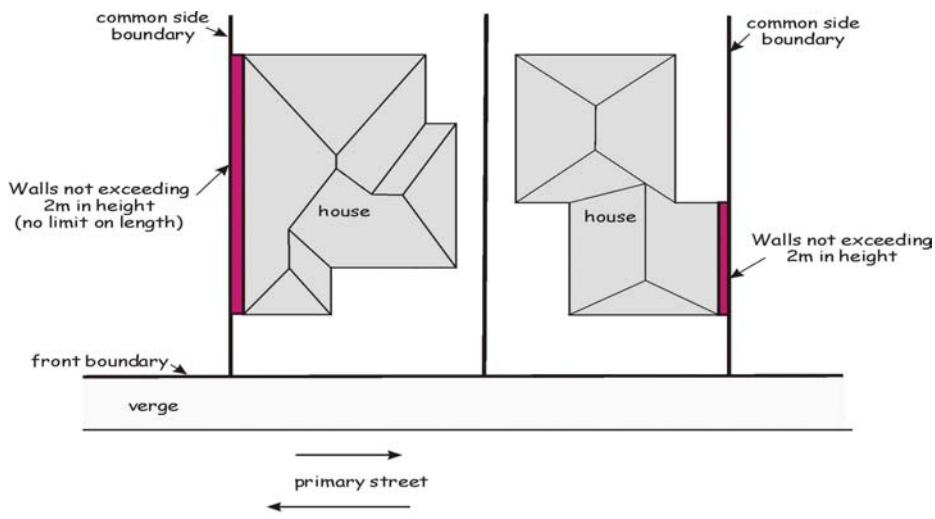
Notwithstanding the provisions of Clause 3.3.2 of the Codes, the following provisions are deemed to comply with the Performance Criteria of Clause 3.3.2 of the Codes and are therefore considered to be Alternative Performance Criteria, subject to support being provided in writing by the adjoining landowner(s) by way of a letter(s) or signature(s) on the submitted plans, to the satisfaction of the City:

1. Boundary walls to a maximum height of 3.5m located within the primary street setback area may be reduced to 50% of the required primary street setback as set out in Table 1 of the Codes, or a minimum of 3m in the case of garages;



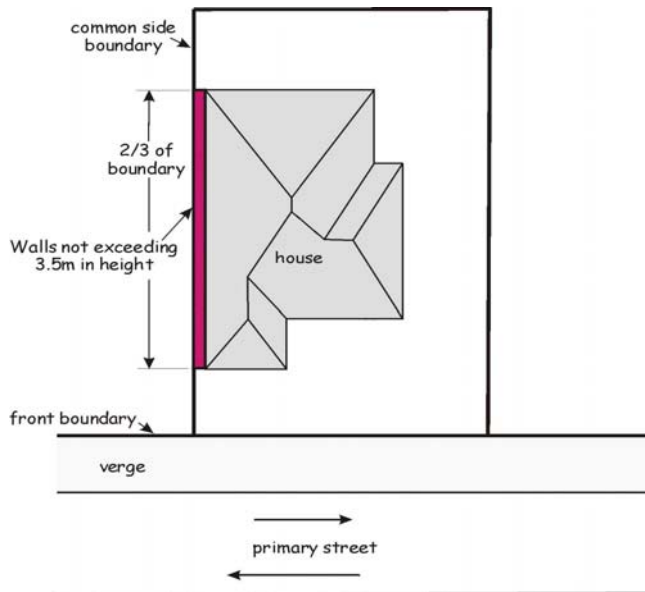
and

2. The required setback from one side boundary for one wall only may be reduced to nil provided that the length of any such wall in relation to its height shall be not more than one of the following:
 - a. Walls not exceeding 2.0m in height – no limit;



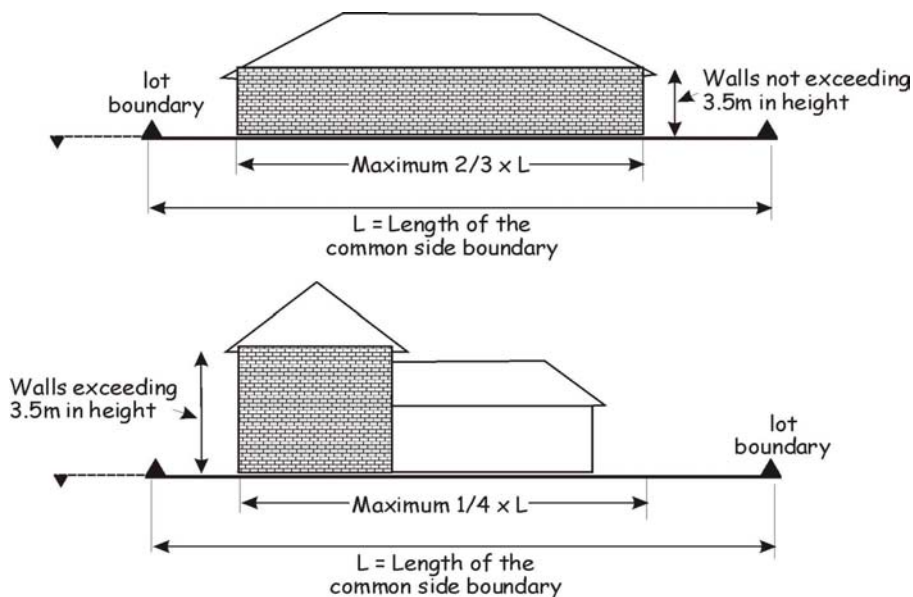
or

- b. Walls not exceeding 3.5m in height – $\frac{2}{3}$ of the length of any common boundary;



or

- c. Walls exceeding 3.5m in height – $\frac{1}{4}$ of the length of any common boundary.



Application Requirements

Proposed Single House developments that comply with the above require only an application for a Building Licence to be submitted to and approved by the City.

Proposed Grouped Dwelling developments that comply with the above, 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.

NOTES:

1. A rear boundary is not deemed to be a side boundary for the purpose of setback assessment.
2. Any application is required to either specifically address the above Alternative Performance Criteria or the existing Performance Criteria of the Codes but not address both.