

Proposal – Special Application of the Residential Design Codes

1. Modifying clause 4.2.4 by adding ‘or otherwise provided for in the Scheme’ after ‘Unless otherwise specified on the map’.
2. Modifying clause 4.2.5 by deleting ‘Residential Density Codes’ and replacing with “Residential Design Code density”.
3. Delete clauses 4.3.1 and 4.3.2 and replace with:
 - 4.3.1 For lots with a land area of less than 1000m² within the Commercial, Business or Mixed Use zone on the Scheme Map the applicable density code is R40.
 - 4.3.2 For lots with a land area of 1000m² or more within the Commercial, Business or Mixed Use zone on the Scheme Map the applicable density code is R80.

Proposal – Aged and Dependent Persons’ Dwellings

1. Following clause 4.3.2 insert new clause:
 - 4.3.3 For lots within the Residential zone with a density code of R20, where a dual density code does not apply, as depicted on the Residential Density Code Map, the provisions of the R40 density code shall apply for the purpose of the development of Aged or Dependent Persons’ Dwellings provided:
 - (a) The site area is a minimum of 1100m²;
 - (b) The development consists of a minimum of five dwellings;
 - (c) No portion of a dwelling is vertically above another dwelling;

For the purposes of this subclause, no variation to the minimum and average site areas for Aged and Dependant Persons’ Dwellings, as stipulated in the Residential Design Codes, shall apply.

Proposal – Dual Density provisions

1. Following clause 4.3.3 insert new clauses:
 - 4.3.4 Within areas where a dual density code applies as depicted on the Residential Density Code Map, the base R20 density code shall apply. This may, at the discretion of the local government, be increased to the higher code specified, subject to the requirements of the relevant local planning policy and the following criteria being met:
 - (a) With the exception of battleaxe sites, the width of any lot, excluding an access leg to rear lot(s), shall be a minimum of ten metres at both the primary street boundary and the lot frontage;
 - (b) Lots which abut a laneway shall take their vehicular access from the laneway, with the exception of retained dwellings.

(c) Unless a lot has a frontage to a road, pedestrian access shall be provided to the main street. The pedestrian access shall be 1.5 metres wide, unless an existing dwelling is retained in which a minimum width of one metre is acceptable.

(d) Multiple dwellings shall not be developed on a lot less than 2000m².

4.3.5 Development on a lot that has been subdivided/strata titled at the higher code shall comply with the requirements of the relevant local planning policy.

Proposal – The Residential Zone

1. Insert clause number '3.4.1' before the sentence beginning with 'The Residential Zone...'

2. Following clause 3.4.1 insert new clause 3.4.2:

3.4.2 For lots one hectare or greater within the Residential zone with a density code greater than R20, the minimum residential density to be achieved is 25 dwellings per site hectare.

Proposal – The Urban Development Zone:

1. Following clause 3.12.4.1 insert new clause 3.12.4.2:

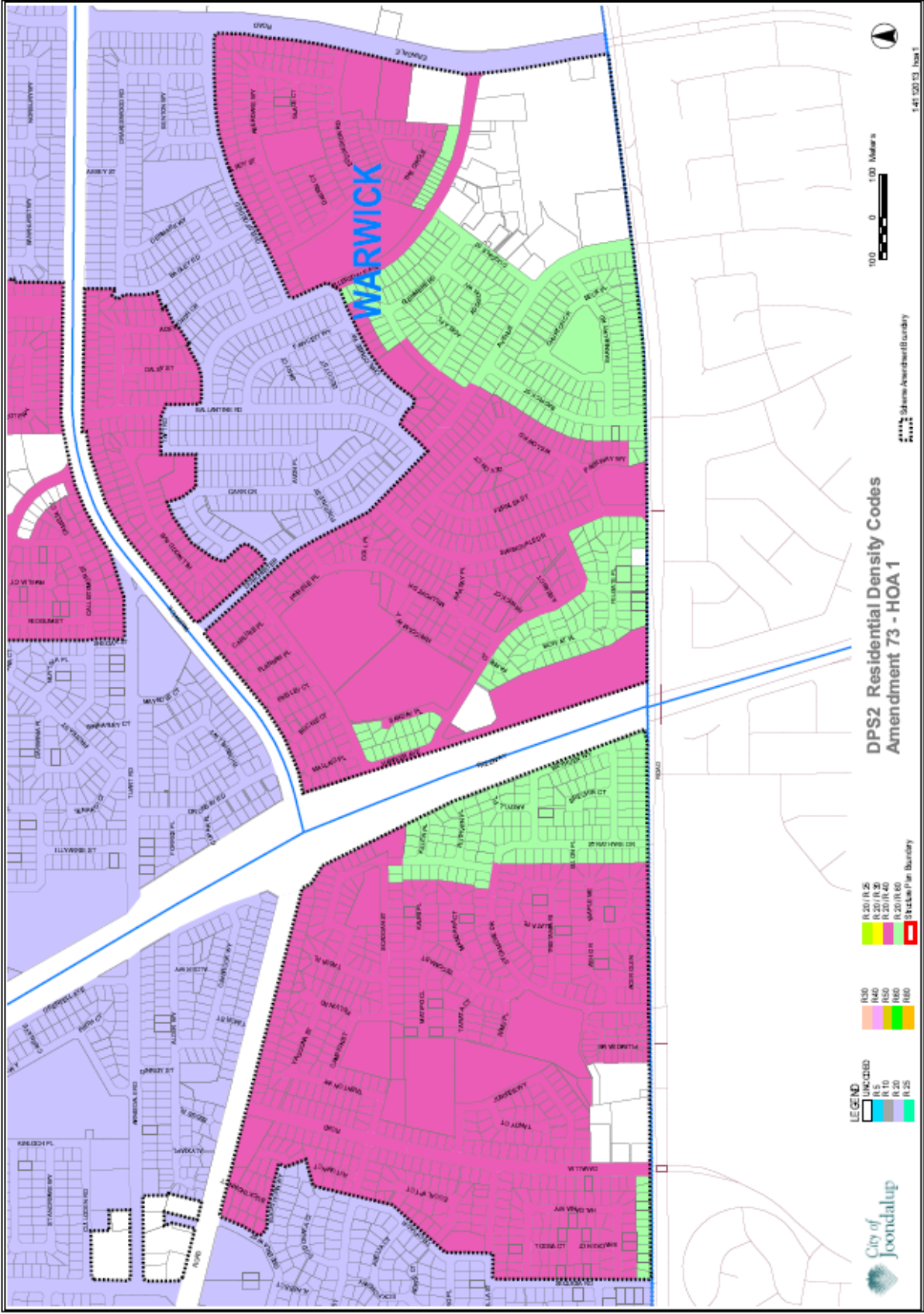
3.12.4.2 Where it is intended that a site is to be developed for residential purposes, any structure plan for that site must require that a minimum residential density of 25 dwellings per site hectare be achieved.

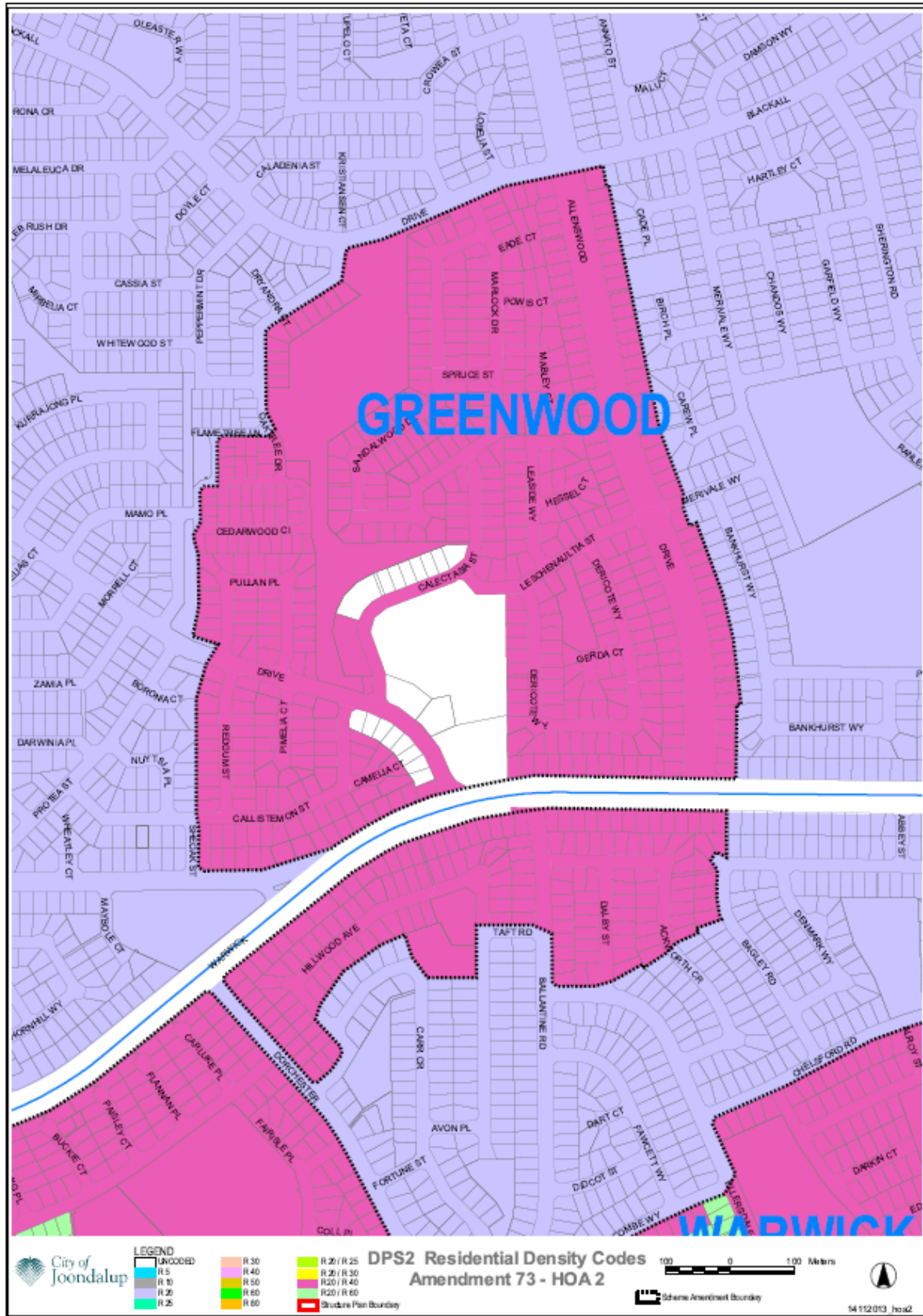
Proposal – Schedule 1 (Clause 1.9) - Interpretations

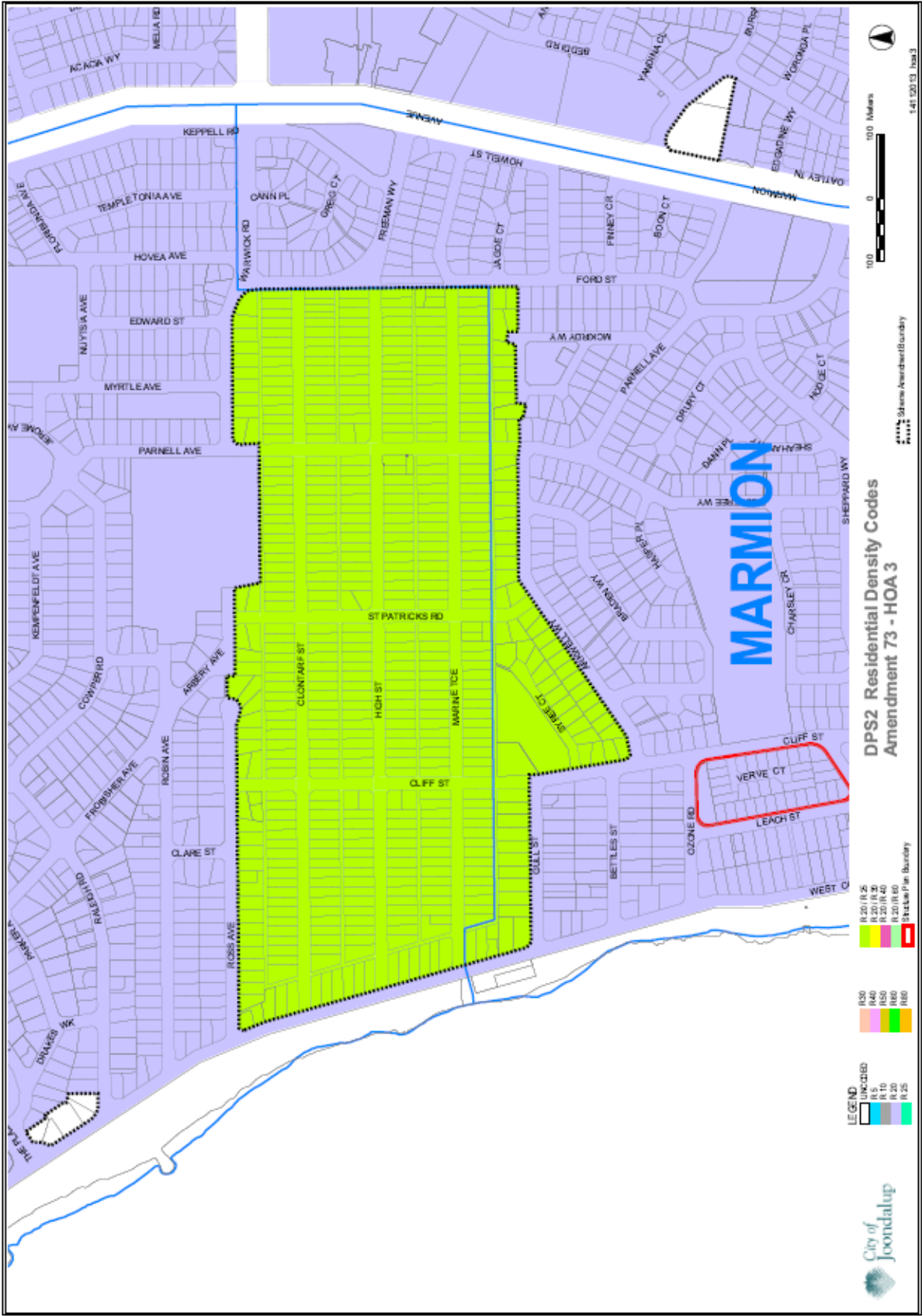
1. Inserting the following new definitions into Schedule 1:

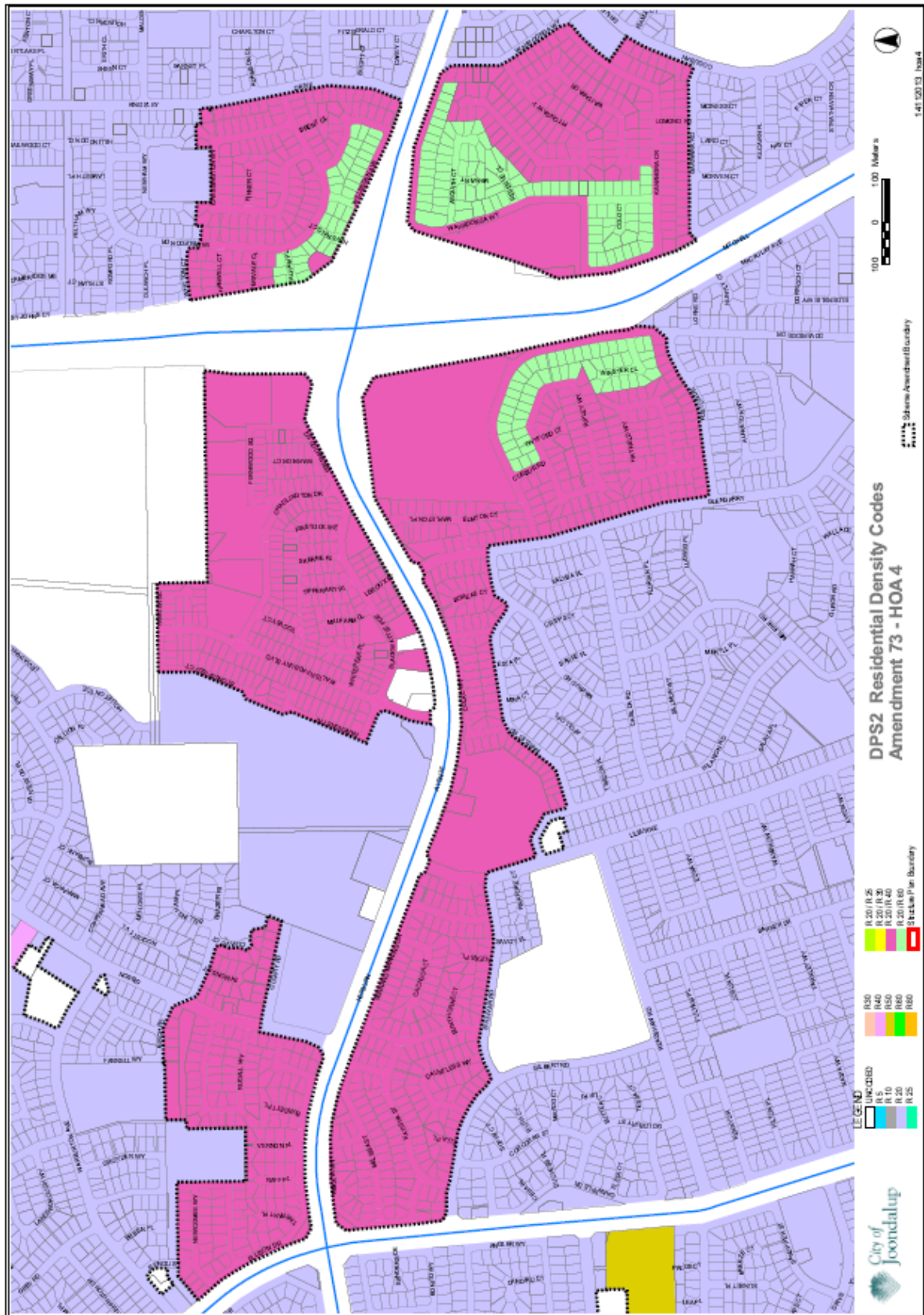
battleaxe site : means a site that has a frontage for the purposes of servicing and access to a public road only through a strip of connecting land containing a pedestrian and/or vehicular access.

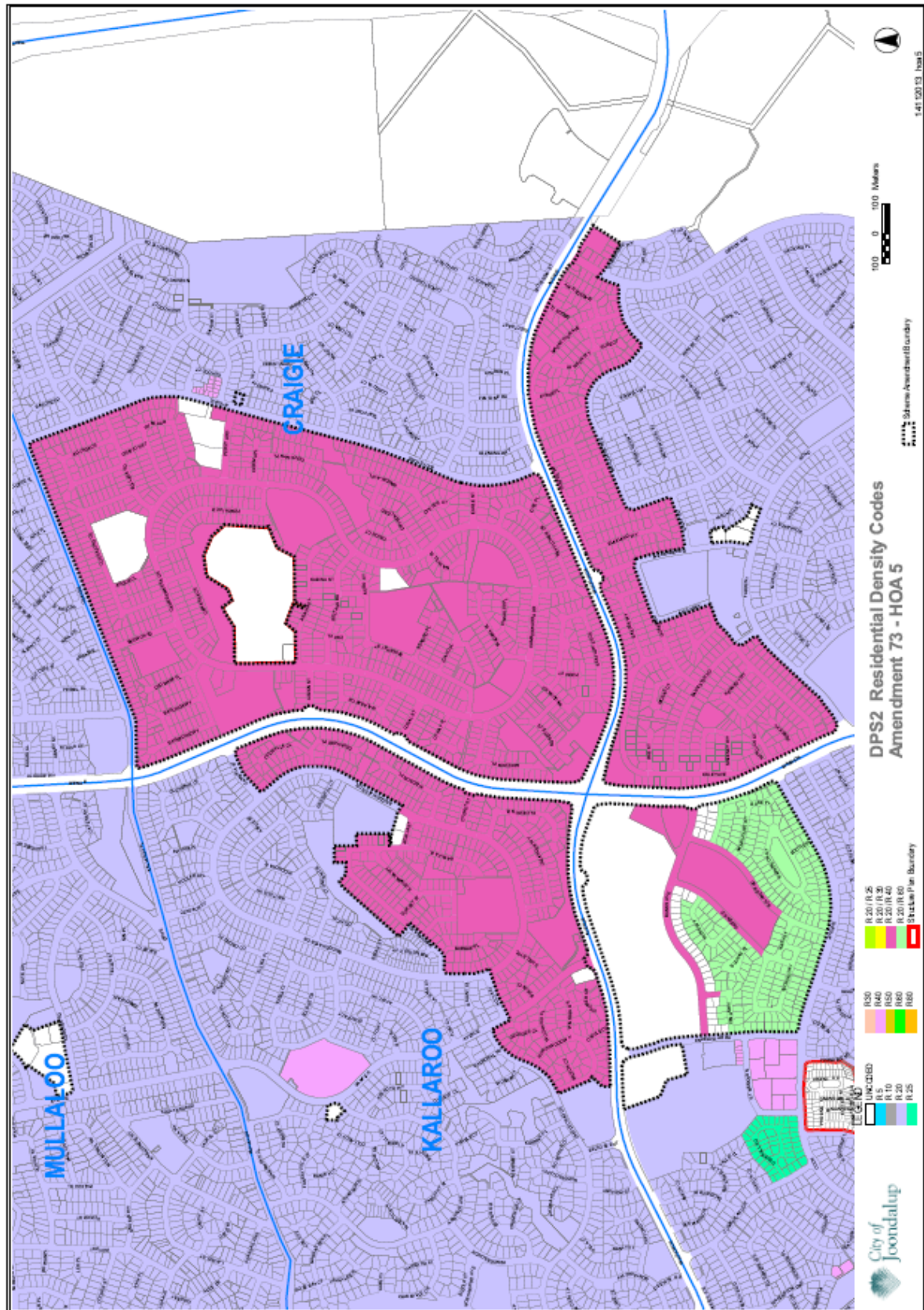
site hectare: means the total site area of a subdivision proposal less deductions for non-residential uses including streets, laneways, open space and community facilities

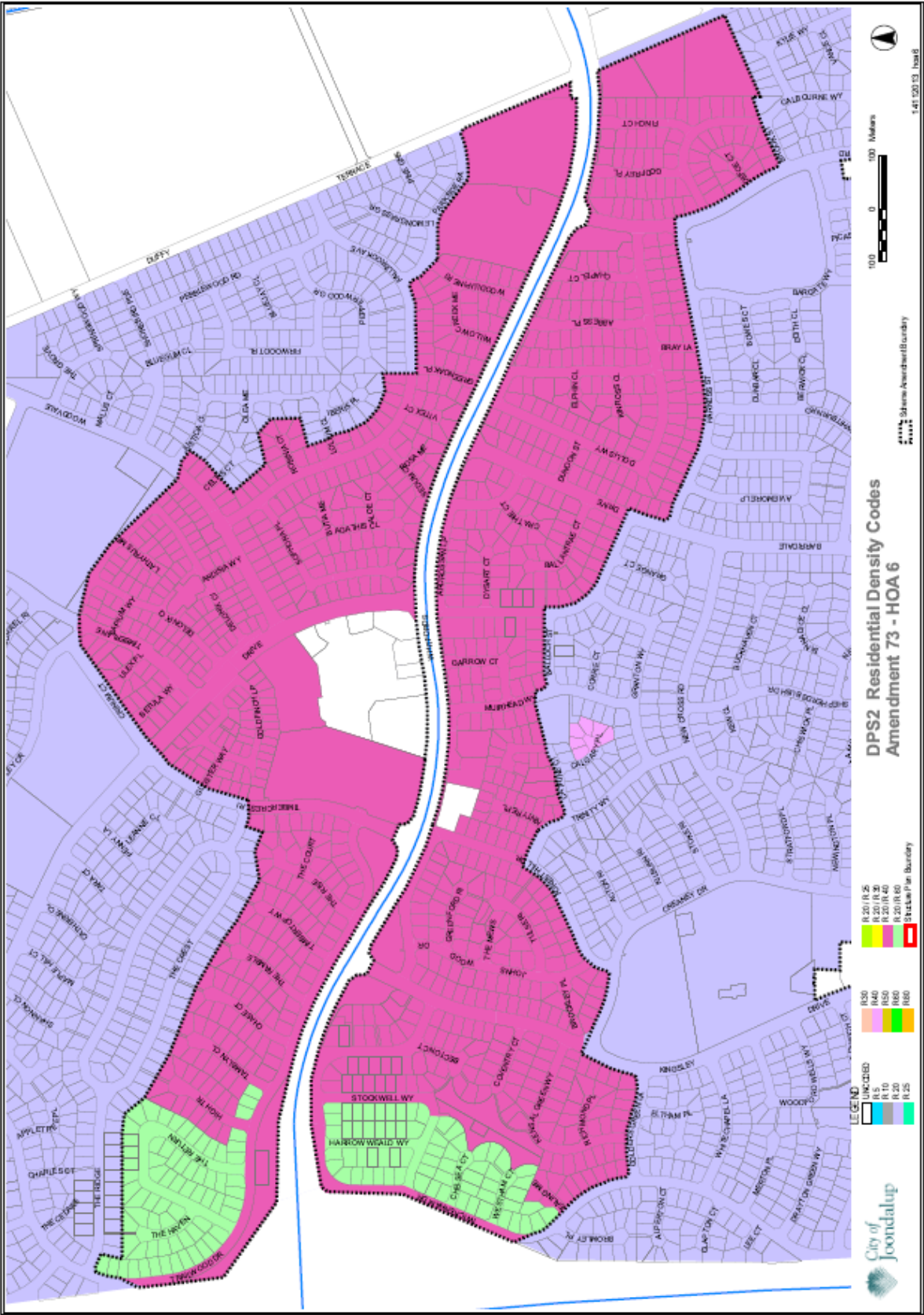


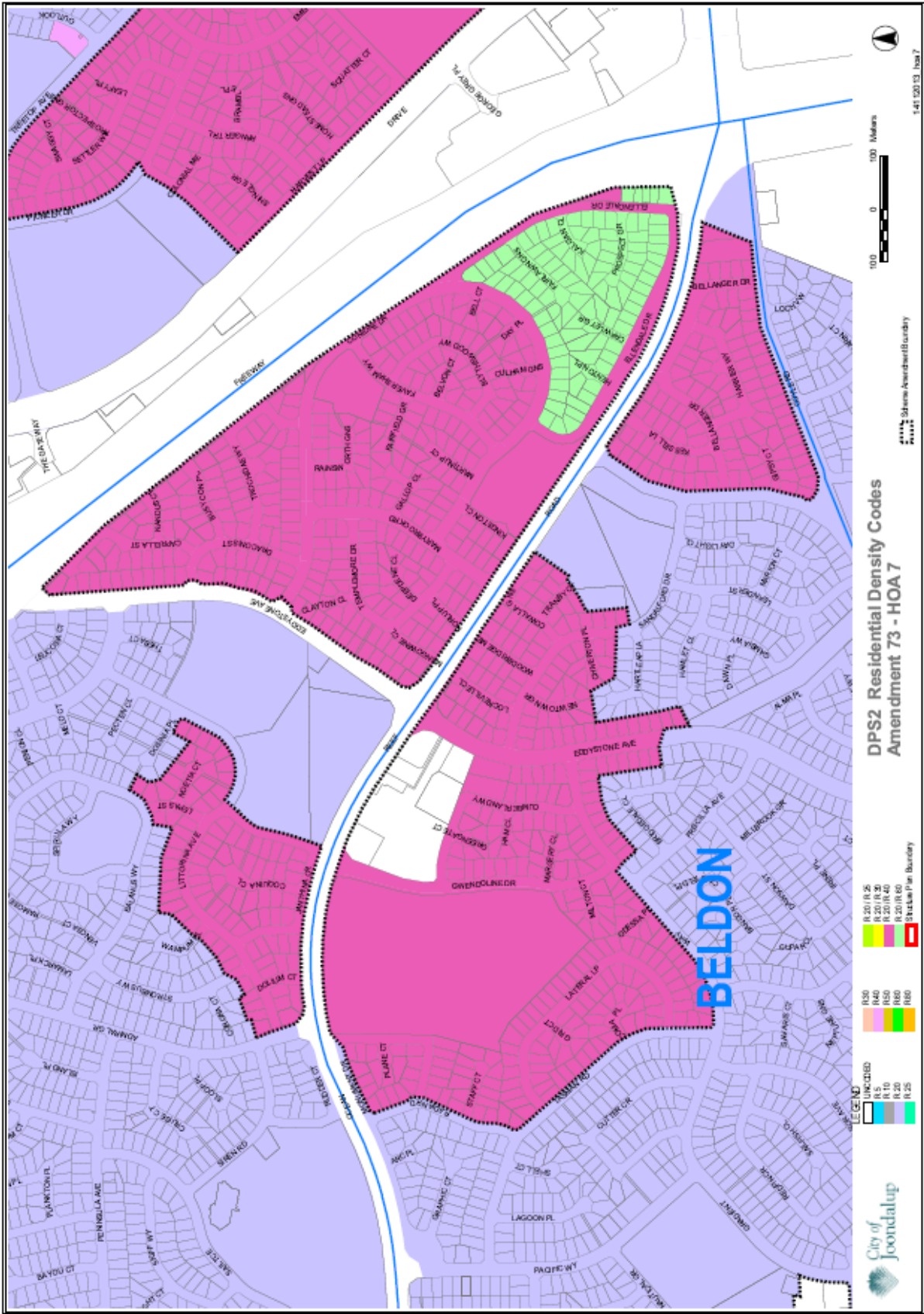


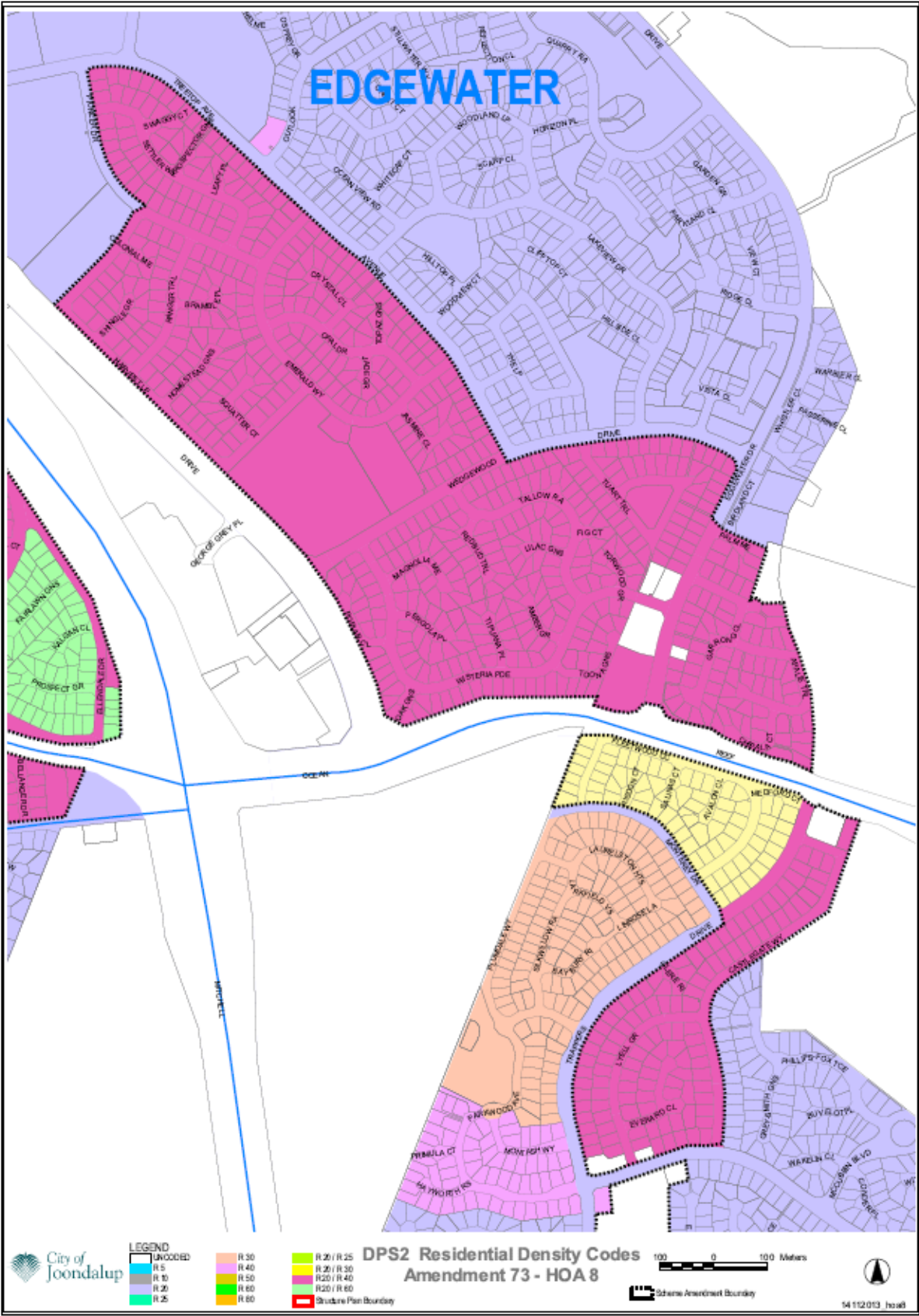


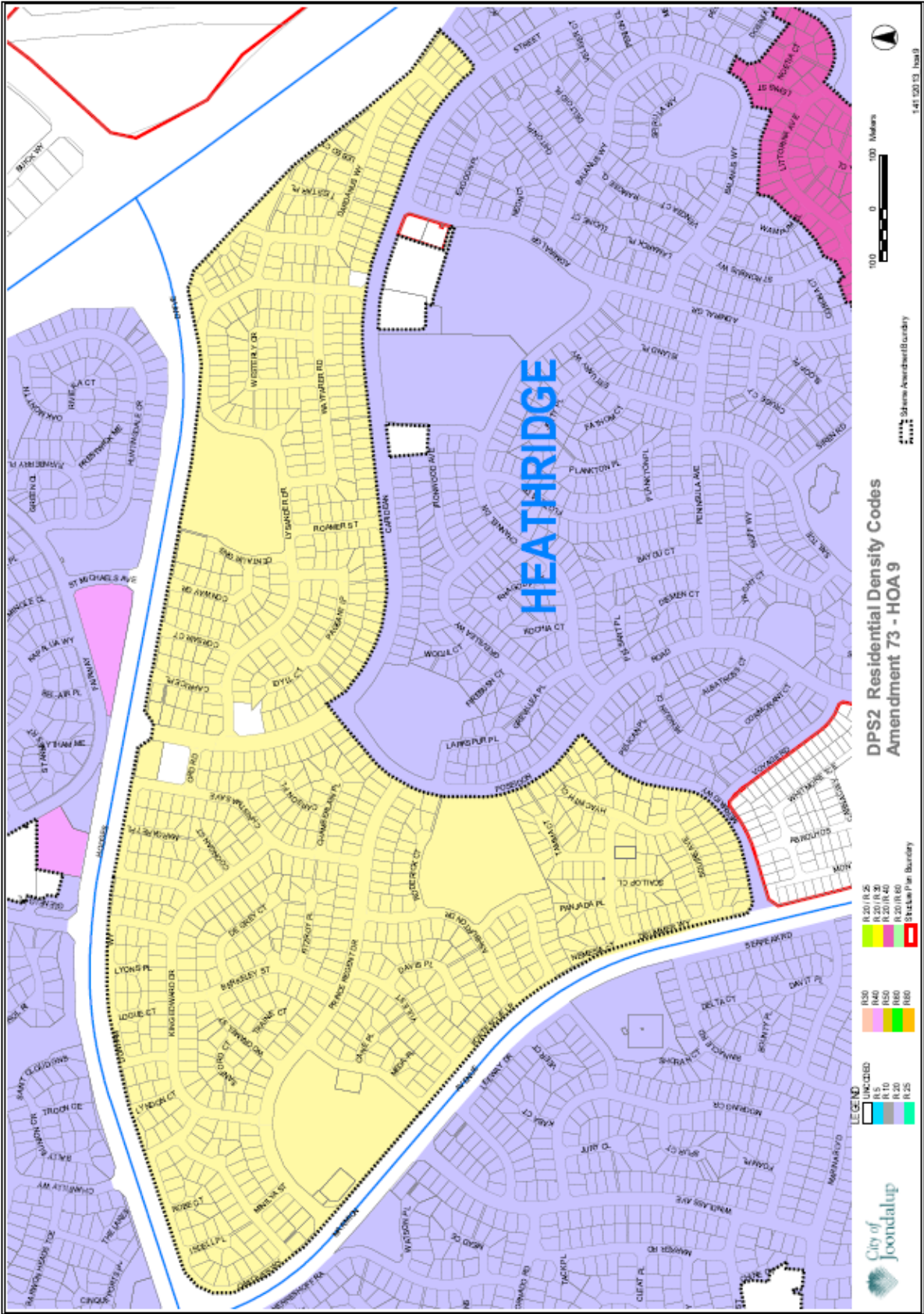


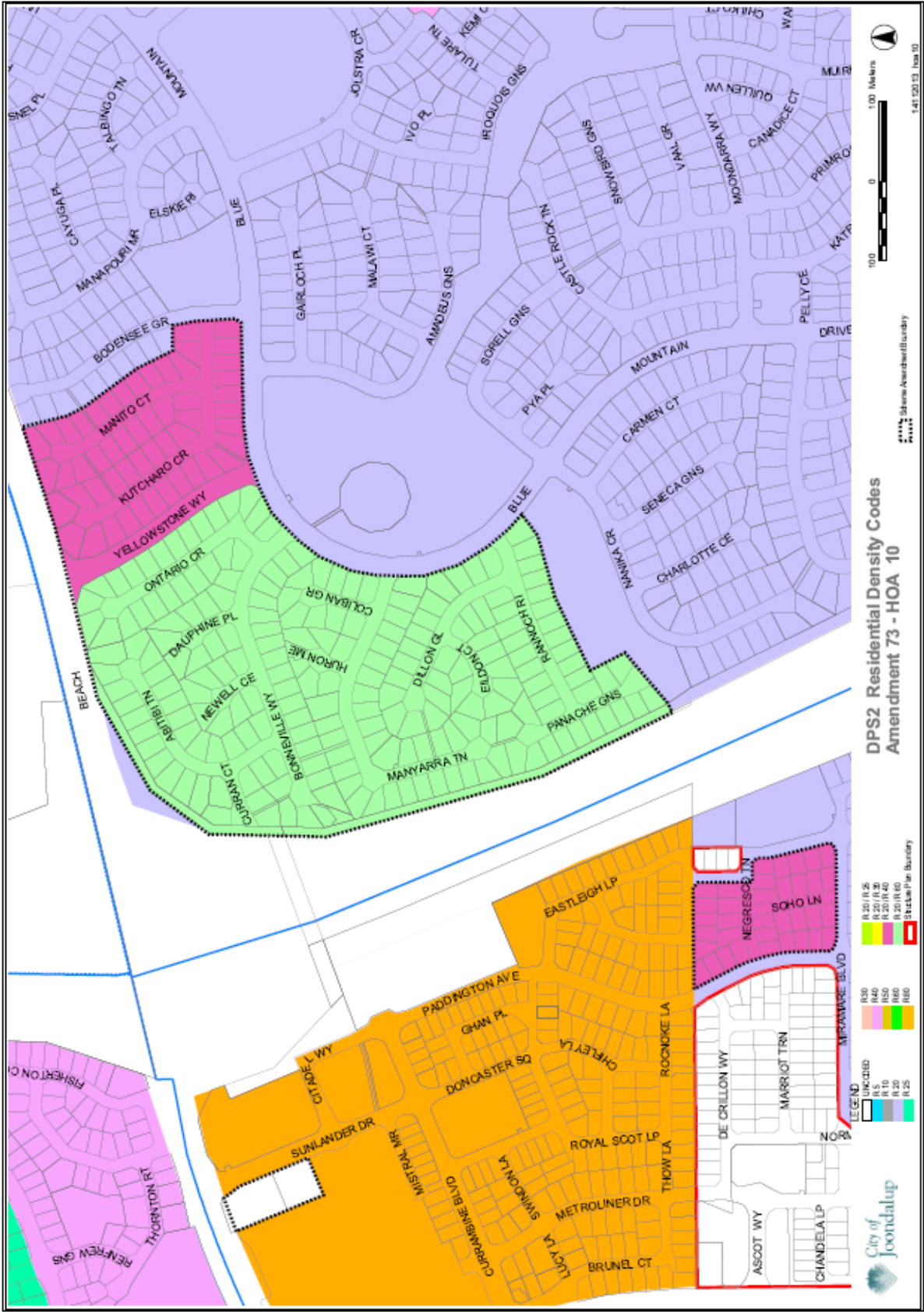


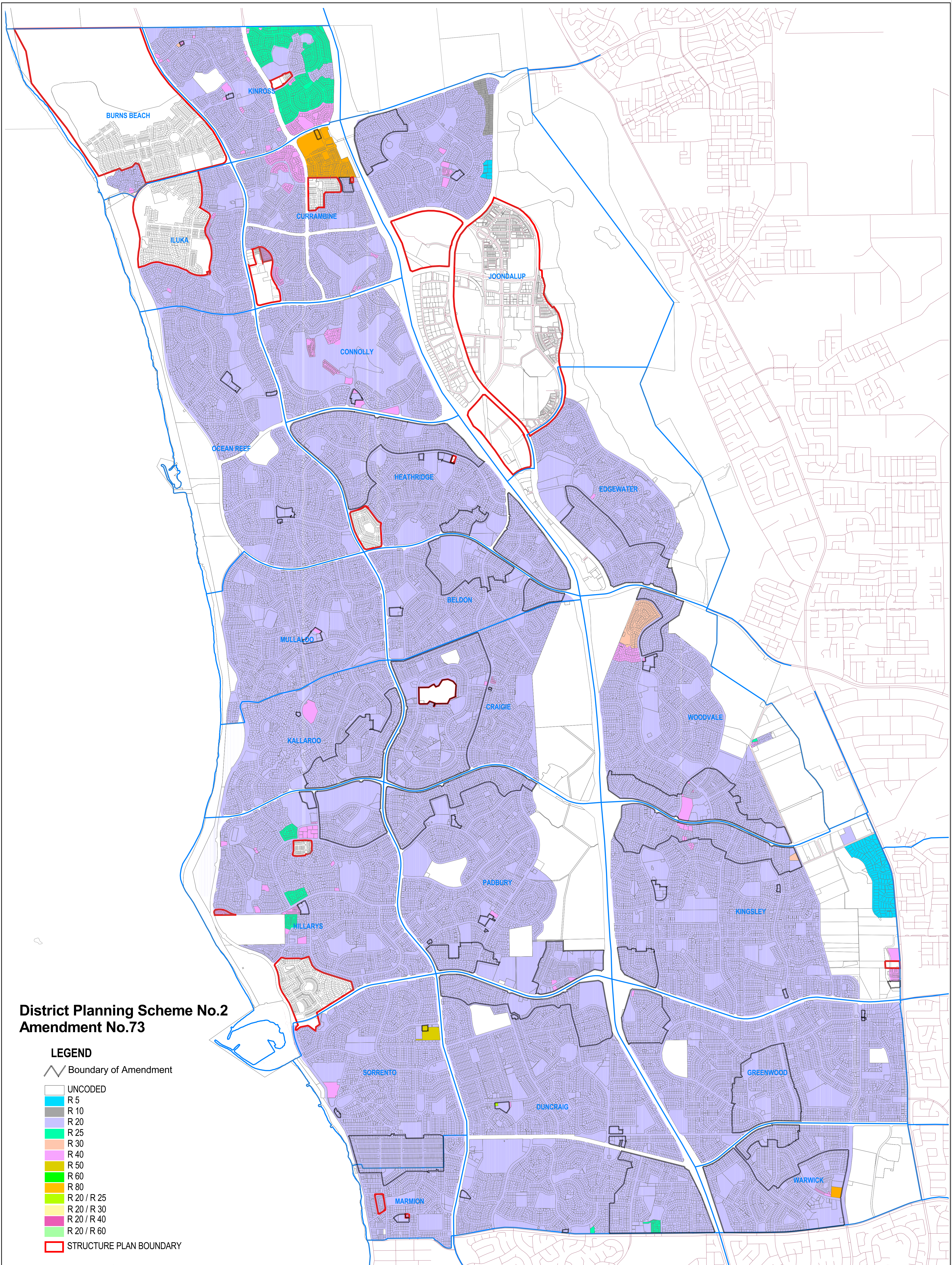


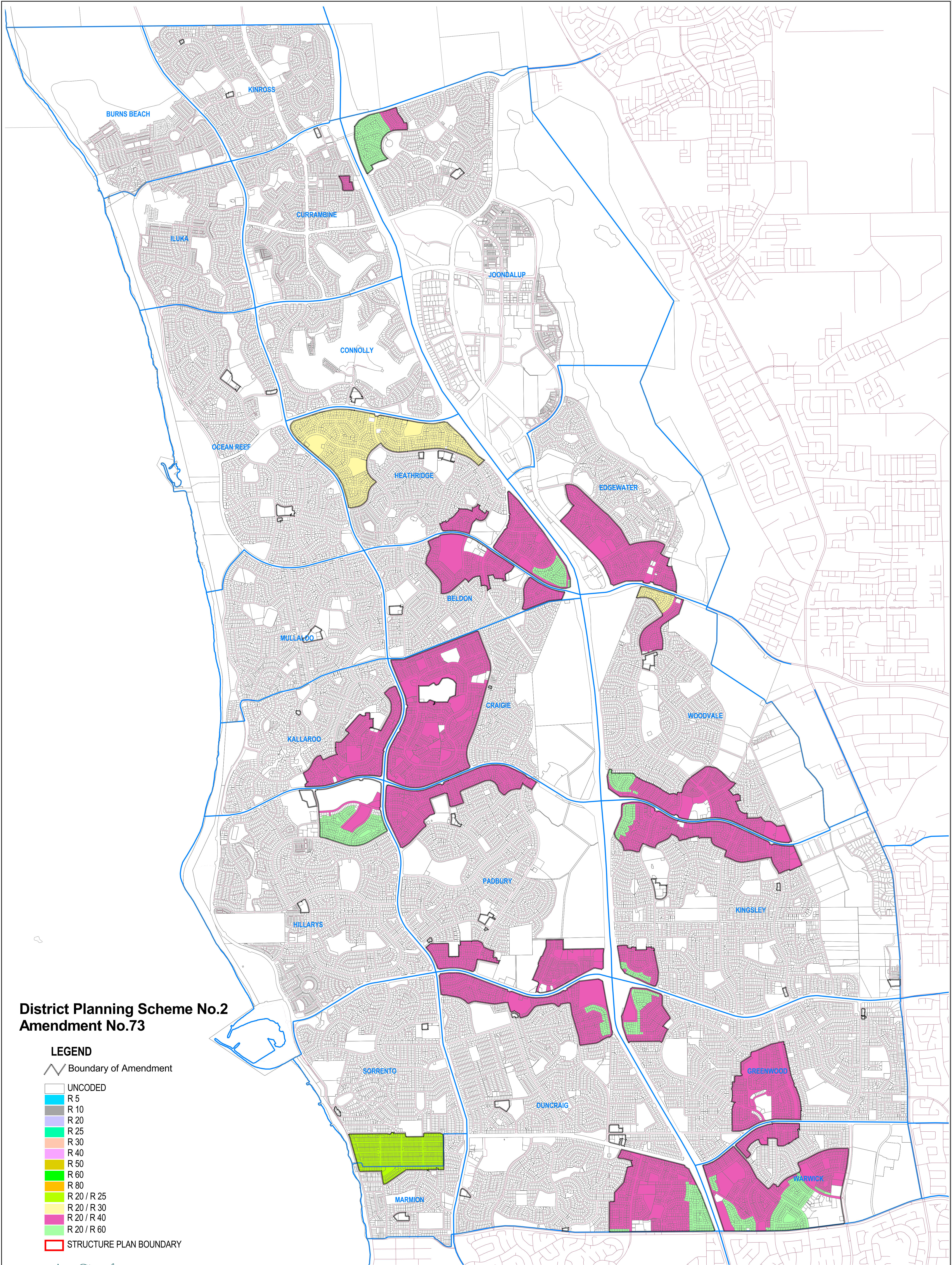












District Planning Scheme No.2
Amendment No.73

LEGEND

- Boundary of Amendment
- UNCODED
- R 5
- R 10
- R 20
- R 25
- R 30
- R 40
- R 50
- R 60
- R 80
- R 20 / R 25
- R 20 / R 30
- R 20 / R 40
- R 20 / R 60
- STRUCTURE PLAN BOUNDARY



SCHEME AMENDMENT




Attachment No. 2

District Planning Scheme No.2 Amendment No.73

LEGEND

SCALE 1: 4000 @A3





 Boundary of Amendment
Zone Area

METROPOLITAN REGION SCHEME RESERVES

 Other Regional Roads

LOCAL RESERVES

 Parks and Recreation
 Public Use

ZONES

 Residential
 Commercial
 Business
 Mixed Use



Prepared by City of Joondalup: 11/11/2013 -dj




District Planning Scheme No.2 Amendment No.73



LEGEND

SCALE 1: 5000 @A3





 Boundary of Amendment
Zone Area







METROPOLITAN REGION SCHEME RESERVES

 Primary Regional Roads
 Other Regional Roads

LOCAL RESERVES

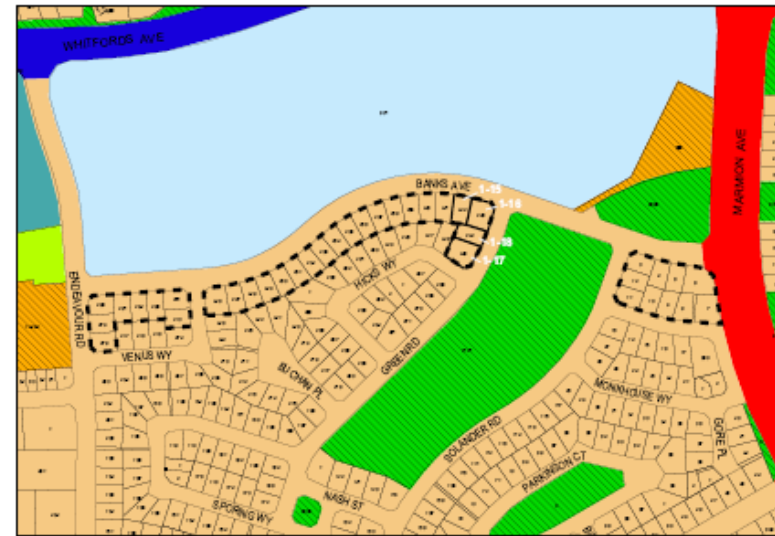
 Parks and Recreation
 Civic & Cultural

ZONES

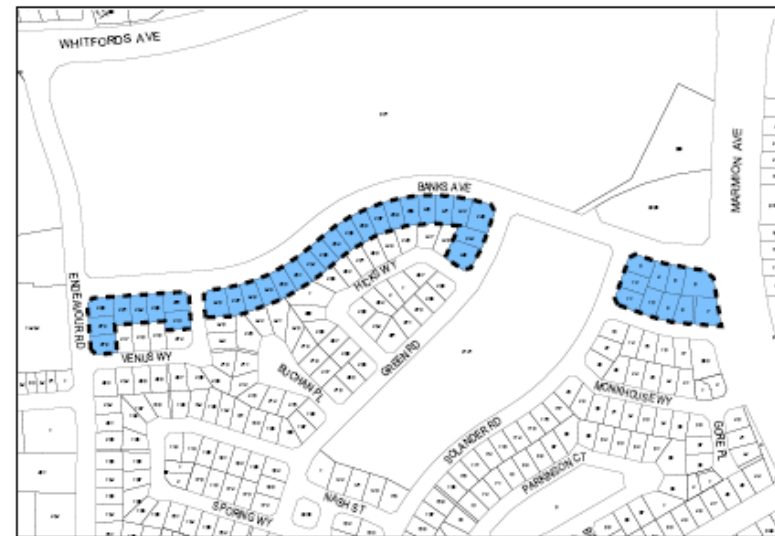
 Residential
 Commercial
 Business
 Mixed Use
 Private Clubs / Recreation
 Additional Use :
1-15 Medical Centre
1-16 Medical Centre
1-17 Medical Centre
1-18 Medical Centre



Prepared by City of Joondalup: 11/11/2013 -dj



EXISTING ZONING



SCHEME AMENDMENT

Scheme Amendment Process