

# Development in Housing Opportunity Areas Local Planning Policy

## Responsible Directorate: Planning and Community Development

### Objectives:

- To provide a planning framework to support a high standard of urban design and residential amenity in a high-quality public realm setting.
- To facilitate compact sustainable urban form around centres and train stations through pedestrian-oriented development, safe pedestrian spaces and adequate parking facilities.
- To ensure that the Housing Opportunity Areas provide for both the needs of the existing community and the future population of the area.
- To ensure that new development enhances and respects the desired character of the locality and provides a neighbourhood within which the residents can identify.
- To concentrate development in localities with adequate infrastructure that is accessible to transport and centres.
- To protect and enhance the amenity of residents through attractive streetscapes and increased greening of verges and private land.
- To encourage variety and diversity of housing choices that meets the future housing needs of the City.
- To allow development that is of a scale and nature that provides an appropriate transition to adjoining land uses.

### 1. Authority:

This policy has been prepared in accordance with Clause 4, 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.

### 2. Application:

This Policy shall apply to all residential development within a *Housing Opportunity Area* (HOA) within the City of Joondalup which is being developed at the higher applicable density code as identified under the City's *Local Planning Scheme No. 3* (LPS3). It does not apply to residential development located outside a HOA or being developed at the lower applicable density code.

This Policy is to be read in conjunction with the LPS3 and any other relevant policy. Where this Policy does not contain specific provisions on development matters that are otherwise contained in *State Planning Policy 7.3: Residential Design Codes* (SPP7.3), or any approved Activity

Centre Plan, Local Structure Plan or Local Development Plan, then that documents controls shall prevail in that instance only.

### 3. Statement:

This Policy provides the assessment criteria for all applicable residential development within a HOA in the City of Joondalup and has been prepared in accordance with the Regulations and Clause 7.3 of SPP7.3, Volume 1 and Clause 1.2 of SPP7.3, Volume 2 – Apartments.

### 4. Details:

This Policy is to be read in conjunction with either *SPP7.3, Volume 1* for 'Single House' or 'Grouped Dwelling' development, or *SPP7.3, Volume 2* for 'Multiple Dwelling' development.

This Policy is divided into two sub-sections which operate as follows:

- Where the subject land is located greater than 400 metres from a secondary or district Activity Centre or train station, Section 1.0 and Section 2 shall apply to infill development within a HOA.
- Where the subject land is located less than 400 metres from a secondary or district Activity Centre or train station, only Section 1.0 shall apply to infill development within a HOA. Instead, the infill development shall comply with the corresponding requirements of SPP 7.3, Vol. 2.

This Section includes the following sections to inform assessment of applications for development approval:

- A **Purpose** that explains why meeting the Objective is mandatory and contributes to the vision of the Housing Opportunity Area.
- A statement of **Intent** that explains the intended outcome and why it is important.
- **Objectives** that define the intended outcome. These Objectives need to be met for all development proposals.
- **Acceptable Outcomes** that are specific measures and outcomes to assist in meeting the Objective. Acceptable Outcomes identified in 'italics' are mandatory provisions incorporated in LPS3.

Residential development will be assessed against, and is required to comply with, the applicable General Development Control acceptable outcomes and the associated Purpose, Intent and Objectives to the satisfaction of the determining authority. This is in addition to any other applicable 'acceptable outcome' or 'deemed-to-comply' provision and/or 'element objective' or 'design principle' of SPP7.3.

# GENERAL DEVELOPMENT CONTROLS

## 1.1 General Development Controls – Housing Opportunity Areas

### 1.1.1 URBAN DESIGN

#### **Purpose:**

1. Protect and enhance the unique aesthetic character of the Housing Opportunity Areas.
2. Support high quality streets and public spaces.
3. Encourage architecture that blends harmoniously with the natural surroundings and neighbourhood development.
4. Encourage economically sound and environmentally sensitive development.

#### **Intent:**

The general development controls are not intended to stifle innovative design or creativity. Instead they are intended to serve as the minimum development controls necessary to ensure that new development and redevelopment meets the purposes described in this LPP.

#### COMPATIBLE INFILL

#### **Objectives:**

- Protect the integrity and coherence of the Housing Opportunity Area Vision, whilst considering the resultant impacts on the amenity of existing residential development.
- The Housing Opportunity Areas encourage a distinct rhythm of massing, scale and siting. Housing should not deviate from these elements and should not unduly impact on adjoining existing development.

#### **Acceptable Outcomes:**

- a. Infill development shall relate to and strengthen the Purpose and Design Principles of the Housing Opportunity Area, and shall appear as complementary to the desired character of the locality.
- b. Lot size and building massing, siting, and height shall correspond to, and complement, the desired rhythm of the locality whilst having regard to possible impact on adjoining existing development.

#### DEVELOPMENT CONTEXT

#### **Objectives:**

- Ensure individual development proposals acknowledge their context to achieve an integrated development precinct.
- Development shall be cognisant of the suburban nature of the areas outside of the Housing Opportunity Area and ensure that impacts on these areas are minimised.

**Acceptable Outcomes:**

- a. Design of individual sites shall be responsive to neighbouring sites, the public realm and provide a positive contribution to the Housing Opportunity Area as a whole.

**PUBLIC DOMAIN INTERFACE****Objectives:**

- Contribute to the activation and vitality of the public realm.
- Promote building interfaces that support interesting, attractive, safe streets and public spaces for residents, workers, commuters and visitors.
- Buildings are to enhance the hierarchical system of landscaped streets and public spaces that give expression and character to the public domain.
- Ensure building design facilitates the creation of street level activity and visual connections between internal areas of buildings and the external public realm.
- Provide opportunities for casual surveillance from buildings into the public realm that are sympathetic to the desired character for the area.
- Maintain a clear but integrated distinction between the public and private realm.

**Acceptable Outcomes:**

- a. Developments on corner lots shall address both the primary and secondary streets and/or public realm and include strong architectural expression.
- b. buildings adjacent to Pedestrian Access Ways (PAWs) shall achieve appropriate surveillance of these spaces.
- c. 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 developments with two street frontages, where no blank walls will be permitted to either street frontage.

**LOT SUBDIVISION****Objectives:**

- Contribute to the neighbourhood character by facilitating suitable building typologies and street interfaces in particular Housing Opportunity Area.
- Achieve appropriate standards for specific Housing Opportunity Area to set desirable streetscape attractiveness.

**Acceptable Outcomes:**

- a. A minimum lot frontage of 10.0m is required to all development (measured at the primary street setback line), except for:
  - i. Terraces, development on laneways and rear accessway building typologies on R25 and R30 lots, where a minimum lot frontage of 7.5m is permitted.

- ii. Terraces, development on laneways and rear accessway building typologies on R40 and R60 lots, where a minimum lot frontage of 6.0m is permitted.

### **1.1.2 LANDSCAPE QUALITY**

#### **Purpose:**

1. Recognise the importance of trees and other landscaping and their contribution to health, welfare, beauty, safety and general well-being in all areas within the Housing Opportunity Area.
2. Establish reasonable minimum standards governing the preservation, planting, and protection of trees and other landscaping.
3. Maintain the aesthetic quality of the community as a whole.
4. Moderate climate and reduce energy costs.
5. Mitigate the negative impact of noise, glare, air and water pollution.

#### **Intent:**

To create standards that encourage the preservation of existing vegetation and guide appropriate mitigation. Trees are an extremely important resource and provide the City with some of its unique and defining characteristics. Great care should be taken to integrate new development into the existing landscape, and to preserve natural vegetation where possible.

#### **Objectives:**

- Achieve an attractive landscape environment that is complementary to the wider neighbourhood while allowing for variation between Housing Opportunity Areas.
- To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Area.
- To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.
- To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.
- To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Housing Opportunity Area.

### **PAVING**

#### **Acceptable Outcomes:**

- a. Quantity of paving and concrete shall be minimised generally in favour of soft landscape to reduce radiant heat build-up.
- b. Permeable paving is encouraged to capture stormwater discharge into ground water.
- c. Where practical, driveways are to be constructed from permeable paving.

### **1.1.3 BUILT FORM AND SCALE**

#### **Purpose:**

1. Distribute building massing and heights depending upon distance from the identified centres and sensitively transitioning to lower scale suburban neighbourhoods.
2. Establish appropriate building setbacks to provide considerable landscaping areas that contribute to the leafy green character of the Housing Opportunity Area and soften the impact of the new built form on established streetscapes.

#### **Intent:**

The buildings proposed throughout the Housing Opportunity Areas are designed to optimise the experience at street level whilst creating landmark buildings and appropriate intensity at key centres throughout the area.

#### **BUILDING DESIGN PROVISIONS**

#### **Objectives:**

- Achieve development form, scale and character that is appropriate to the context and the existing and planned character of the Housing Opportunity Area, while moderating impacts on neighbouring properties.
- To create streetscapes framed with appropriate building form in keeping with the desired character of the Housing Opportunity Area.
- Achieve building outcomes that promote excellent amenity for their interface to the public realm and for all neighbouring properties.

#### **Acceptable Outcomes:**

- a. Development shall comply with Primary Development Controls contained in Table 1.

**Table 1 - Primary Development Controls**

CONTROL	R-CODE DENSITY R25	R-CODE DENSITY R30	R-CODE DENSITY R40	R-CODE DENSITY R60
LANDSCAPE QUALITY	Refer General Development Controls for General Design Provisions			
BUILT FORM & SCALE	Refer General Development Controls for General Design Provisions			
Street Setback	R-Codes	R-Codes	R-Codes	R-Codes
Side Setback to Dwelling and Garage – Detached streetscape proposal	Setback distance: R-Codes	Setback distance: R-Codes	Setback distance: R-Codes	Setback distance: R-Codes
	Buildings built up to boundary not permitted	Dwellings built up to boundary not permitted Garages built up to a boundary to	Nil permitted for ground only to max 50% of one lot boundary	

		maximum 7.0m length permitted		
<b>Side Setback to Dwelling and Garage – Attached streetscape proposal</b>	Setback distance: R-Codes	1.5 ground   1.5 upper to one boundary		Nil ground   nil upper
	Buildings built up to boundary not permitted Garages built up to a boundary to maximum 7.0m length permitted	Nil ground   nil upper to second boundary Dwellings built up to one boundary permitted Garages built up to a boundary to maximum 7.0m length permitted		Buildings built up to both boundaries permitted Garages built up to a boundary to maximum 7.0m length permitted
<b>Rear Setback</b>	3.0 ground   6.0 upper	3.0 ground   6.0 upper	1.5 ground   3.0 upper	1.5 ground   3.0 upper
<b>Building Height</b>	Max 2 storeys	Max 2 storeys	Max 2 storeys	Min 2 Storeys   Max 3 Storeys
<b>SUSTAINABILITY &amp; AMENITY</b>	Refer General Development Controls for General Design Provisions			
<b>ACCESS &amp; PARKING</b>	Refer General Development Controls for General Design Provisions			

## INTENSIFICATION WITHIN CUL-DE-SACS

### Objectives:

- To ensure that residential intensity is focussed on appropriately designed streets that provide suitable opportunity for access/egress and on-street parking.
- To minimise the impact of residential intensity on suburban non-through roads.

### Acceptable Outcomes:

- Notwithstanding the provisions of SPP 7.3, Vol. 2, where a site with a residential density code of R40 or greater has its primary street frontage to a cul-de-sac, the development of multiple dwellings on that site:

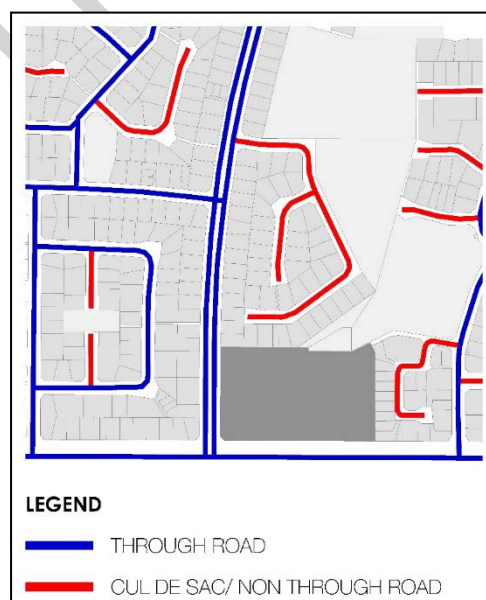


Figure 1 - Cul-de-sac & through road example

- Shall comply with the average site area per dwelling requirement specified for a single house or grouped dwelling for the applicable density coding as specified by SPP 7.3, Vol. 1; and
- Shall not be subject to maximum plot ratio requirements specified by SPP 7.3, Vol. 2.

Note: definition for a cul-de-sac / non-through road and through-road is illustrated in Figure 1 (indicative scenario only).



## GARAGES

### Acceptable Outcomes:

- a. Where an enclosed garage faces a street and adjoins a dwelling, the garage shall be at least 0.5m behind the dwelling alignment.
- b. 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.
- c. 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.

## SITE PLANNING, ORIENTATION AND SETBACKS

### Objectives:

- Building orientation must consider the site, the street and neighbouring buildings to maximise residential amenity, including urban form to the street, landscape area, tree provision/retention, solar access and visual privacy.
- Dwellings are to be designed to respond to passive solar design principles, including orienting outdoor and indoor living spaces towards north, orienting mass and windows to capture prevailing breezes and controlling solar access to the west and east to limit heat gain.

## SOLAR ACCESS FOR ADJOINING SITES

### Objectives:

- To limit overshadowing on neighbouring outdoor living areas, major openings and solar collectors.

### Acceptable Outcomes:

- a. 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 properties coded R50 or greater - 40% of the site area.
  - ii. on adjoining properties coded R30 to R40 inclusive – 35% of the site area.
  - iii. on adjoining properties coded R25 and lower – 25% of the site area.
- b. Generic building separation distances as defined by SPP 7.3, Vol 2 are appropriate as a default position.

## 1.1.4 SUSTAINABILITY AND AMENITY

### Purpose:

1. Efficiently and effectively conserve resources in an innovative manner.
2. Achieve the LPP's objective of compact sustainable urban form.



**Intent:**

Minimise the impact of development on solar access to the public realm and neighbouring development.

**CLIMATE RESPONSIVE DESIGN****Objectives:**

- To provide high performance buildings that minimise energy use, conserve water, reduce waste and maximise comfort for occupants.
- Achieve indoor and outdoor living areas that have adequate access to sun during winter and effective shading in summer.
- Ensure buildings operate at a high level of efficiency with dwellings each benefiting from a reduction in mechanical cooling and heating costs.

**1.1.5 ACCESS AND PARKING****Purpose:**

1. Ensure the provision of adequate parking and access for vehicles and bicycles.
2. Ensure that parking needs of new development is met, while being designed and located in a manner consistent with the desired character, availability of public transport and development patterns of the community.
3. Ensure the safe and convenient vehicular and pedestrian traffic access and circulation in and through Housing Opportunity Area.

**Intent:**

To create standards that ensure resident parking is adequate and provided in a manner that does not detract from the amenity of the public realm. To ensure adequate visitor parking is provided without comprising the ability to deliver sufficient landscape areas on-site and street trees within the verge.

**Objectives:**

- Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and have good access to public transport.
- Vehicle access points are designed and located to enable convenient, efficient and safe vehicle access and egress within a functional and attractive landscape.
- Achieve crossovers and on-site parking areas that do not have a negative visual and environmental impact on amenity and the streetscape.
- Achieve visitor parking that is accessible at all times and located outside of any security barrier.
- Where provided, on-street visitor parking bays to be provided on the road pavement, and not in embayed parking to guarantee space for street trees, and to provide mobile traffic calming devices to slow vehicle speeds in local streets.

### **Acceptable Outcomes:**

- a. All access crossovers shall be limited to a maximum width of:
  - i. 3.0m for a single width enclosed garage, except where development yield exceeds 10 dwellings (then a 6.0m crossover will be considerable).
  - ii. 4.5m for double width enclosed garage, except where development yield exceeds 10 dwellings (then a 6.0m crossover will be considered).
- b. Visitor parking shall be provided for all single, grouped and multiple dwelling types, at a rate of 0.25 bays per dwelling (rounded up to the next whole number).
- c. One visitor parking space may be located on-street immediately adjacent to the development site, when the development is located on an Access Street (as identified in the City of Joondalup Road Hierarchy Plan). Where the road type or available road frontage does not permit on-street parking or other constraints or impediments, then all parking shall be provided on-site. The city will consider on a case by case basis.
- d. Resident parking ratios shall be in accordance with Location A (SPP 7.3) where:
  - i. Development is within an 800m walkable catchment of a train station within or adjacent a Housing Opportunity Area.
  - ii. Development is within an 200m walkable catchment of a high frequency bus stop.

Note: walkable catchments shall be measured along existing pedestrian infrastructure routes using a ped shed analysis.

- e. Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement.
- f. Footpaths shall be maintained as the priority movement, with crossovers and car park entries terminating at the footpath. Where vehicle crossovers are agreed with the City and cross a key pedestrian route, appropriate measures to promote pedestrian safety shall be included to minimise conflict between pedestrians and vehicle traffic.
- g. Car park entries, service areas and bin refuse collection points shall be integrated into the development of each lot and be screened from the public realm.
- h. For trees within on-site parking areas to be credited against the development's Landscape Area requirements, the Landscape Area criteria shall be met.
- i. The City may require a Traffic and/or Parking assessment for multiple dwelling applications to demonstrate traffic impacts on adjacent streets and neighbouring residents.

## **1.2 General Development Controls – Housing Opportunity Areas (Except Within 400m Of Centre Or Train Station)**

### **1.2.1 URBAN DESIGN**

#### **PUBLIC DOMAIN INTERFACE**

### **Acceptable Outcomes:**

- a. For single, grouped and multiple dwelling development, Public Domain Interface Objectives shall be consistent with SPP 7.3, Vol 2 Element Objectives and the following Acceptable Outcomes:

- i. A 3.6.1
- ii. A 3.6.3
- iii. A 3.6.4
- iv. A 3.6.7
- v. A 3.6.8

## 1.2.2 LANDSCAPE QUALITY

### 1.2.2.1 LANDSCAPE AREA

#### Acceptable Outcomes:

- a. Each lot shall have a minimum Landscape Area as a percentage (%) of the lot area as outlined below. This area forms a component of the Private Open Space.

Lot Area (m <sup>2</sup> )	Minimum Landscape Area
0 – 300m <sup>2</sup>	20%
301 – 400m <sup>2</sup>	25%
401 – 500m <sup>2</sup>	30%
> 500m <sup>2</sup>	35%

- b. Where common property is applicable, then the common property land area shall also be included in the Lot Area (calculations above), as distributed proportionally to each lot.
- c. Permeable paving or decking within a Landscape Area is permitted provided it does not exceed 20% of the Landscape Area and will not inhibit the planting and growth of adjacent trees in the Landscape Area.
- d. The minimum dimension of any Landscape Area shall be 2.0m.
- e. 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.

### 1.2.2.2 TREE SIZES AND DEEP SOIL AREAS

#### Acceptable Outcomes:

- a. For single, grouped and multiple dwelling development, Tree Sizes and Deep Soil Area definitions and requirements are as per SPP 7.3, Vol 2:
  - i. Figure 3.3a-f
  - ii. Table 3.3b
- b. The ground surface of Deep Soil Areas should be permeable and allow water to infiltrate the soil.

### 1.2.2.3 TREES

#### Acceptable Outcomes:

- a. The minimum number of trees to be provided (with shade producing canopies) shall be determined by the Landscape Area as follows:

- i. 1 Small Tree for every 20m<sup>2</sup> or
  - ii. 1 Medium Tree for every 60m<sup>2</sup> or
  - iii. 1 Large Tree for every 100m<sup>2</sup> or
  - iv. A combination of the above.
- b. 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 metres of lot frontage width.

#### 1.2.2.4 TREE RETENTION

##### **Acceptable Outcomes:**

- a. Retention of existing trees on the site is encouraged.
  - i. Retention of a mature Medium Tree is equivalent to 75m<sup>2</sup> Landscape Area.
  - ii. Retention of a mature Large Tree is equivalent to 125m<sup>2</sup> Landscape Area.
- b. Criteria for acceptable 'Tree Retention' is as per SPP 7.3, Vol 2 A3.3.1, and shall be supported by an arboriculture report. This report is to include Tree Protection Zone provisions that are to be met before, during and after construction.

#### 1.2.2.5 OUTDOOR LIVING AREAS

##### **Acceptable Outcomes:**

- a. Outdoor Living Areas are not included in minimum Landscape Area calculations.
- b. Outdoor Living Areas may be located in the front setback area, where their design enhances surveillance of the adjacent streetscape.

#### 1.2.2.6 LANDSCAPE DESIGN

##### **Acceptable Outcomes:**

- a. For single, grouped and multiple dwelling development, landscape design objectives are as per SPP 7.3, Vol 2 4.12 Element Objectives:
  - i. O 4.12.1
  - ii. O 4.12.2
  - iii. O 4.12.3
  - iv. O 4.12.4

### **1.2.3 BUILT FORM AND SCALE**

#### 1.2.2.1.1 BUILDING DESIGN PROVISIONS

#### 1.2.3.1.1 DWELLING SIZE AND LAYOUT

##### **Acceptable Outcomes:**

- a. For single, grouped and multiple dwelling development:
  - i. Minimum floor areas for dwelling types shall be as per SPP 7.3, Vol 2 – Table 4.3a.

- ii. Minimum floor areas and dimensions for habitable rooms shall be as per SPP 7.3, Vol 2 - Table 4.3b.

#### 1.2.2.1.2 CEILING HEIGHTS

##### **Acceptable Outcomes:**

- a. Dwellings shall have a minimum ceiling height of 2.7m in habitable rooms and 2.4m in non-habitable spaces.

#### **1.2.4 BUILDING HEIGHT**

##### **Objectives:**

- The height of development responds to the desired future scale and character of the street and context of the Housing Opportunity Area.
- The height of buildings within a development responds to changes in topography.

##### **Acceptable Outcomes:**

- a. The location of development height shall recognise established need for daylight and solar access by adjoining residential development.

#### **1.2.5 SUSTAINABILITY AND AMENITY**

##### 1.2.5.1 SOLAR & DAYLIGHT ACCESS

##### **Objectives:**

- Ensure that built form provides good solar access to the public realm and adjacent buildings, whilst achieving comfortable internal and external environments for its occupants.
- Incorporate passive solar design principles to optimise solar gain in winter and protection from heat gain in Summer.

##### **Acceptable Outcomes:**

- a. For single, grouped and multiple dwelling development, solar and daylight access are as per SPP 7.3, Vol 2 4.1 Acceptable Outcomes:
  - i. A 4.1.1
  - ii. A 4.1.2
  - iii. A 4.1.3
  - iv. A 4.1.4
- b. A site plan is to be prepared to demonstrate solar design outcomes for the Responsible Authority assessment.

##### 1.2.5.2 NATURAL VENTILATION

##### **Objectives:**

- Optimise natural ventilation to reduce the need for mechanical ventilation and air-conditioning.

### Acceptable Outcomes:

- a. All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.
- b. Habitable rooms shall have an openable window in an external wall with a minimum glass area not less than 15% of the floor area of the room.
- c. Further requirements for natural ventilation are as per SPP 7.3, Vol 2 Acceptable Outcomes:
  - i. A 4.2.1
  - ii. A 4.2.4

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**Creation Date:** August 2019

**Amendments:** None applicable.

**Related Documentation:**

- *City of Joondalup Local Planning Scheme No. 3*
- *State Planning Policy 7.3: Residential Design Codes, Volume 1 & 2*

**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF JOONDALUP**

**LOCAL PLANNING SCHEME NO. 3 – AMENDMENT NO. 5**

Amend the City of Joondalup *Local Planning Scheme No. 3* by:

- 1 Deleting clause 26 (5) and replacing with:  
  
The R-Codes Volume 1 and 2 are modified in accordance with Schedule B - Modification of the R-Codes for Housing Opportunity Areas
- 2 Inserting Schedule B – Modification of the R-Codes for Housing Opportunity Areas after Schedule A – Supplemental Provisions to the Deemed Provisions



## **SCHEDULE B – MODIFICATION OF THE R-CODES FOR HOUSING OPPORTUNITY AREAS**

The following provisions apply to Housing Opportunity Areas 1 – 10, shown on the Scheme Map with a dual density code.

### **1. General Development Controls – Housing Opportunity Areas**

#### **1.1 Urban Design**

##### **1.1.1 Compatible Infill**

- (a) Infill development shall relate to and strengthen the Purpose and Design Principles of the Housing Opportunity Area, and shall appear as complementary to the desired character of the locality.
- (b) Lot size and building massing, siting, and height shall correspond to, and complement, the desired rhythm of the locality whilst having regard to possible impact on adjoining existing development.

##### **1.1.2 Development Context**

- (a) Design of individual sites shall be responsive to neighbouring sites, the public realm and provide a positive contribution to the Housing Opportunity Area as a whole.

##### **1.1.3 Public Domain Interface**

- (a) Developments on corner lots shall address both the primary and secondary streets and/or public realm and include strong architectural expression.
- (b) Buildings adjacent to Pedestrian Access Ways (PAWs) shall achieve appropriate surveillance of these spaces.
- (c) 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 developments with two street frontages, where no blank walls will be permitted to either street frontage.

##### **1.1.4 Lot subdivision**

- (a) A minimum lot frontage of 10.0m is required to all development (measured at the primary street setback line), except for:
  - i. Terraces, development on laneways and rear accessway building typologies on R20/R25 and R20/R30 lots, where a minimum lot frontage of 7.5m is permitted.
  - ii. Terraces, development on laneways and rear accessway building typologies on R20/R40 and R20/R60 lots, where a minimum lot frontage of 6.0m is permitted.

#### **1.2 Landscape Quality**

##### **1.2.1 Paving**

- (a) Quantity of paving and concrete shall be minimised generally in favour of soft landscape to reduce radiant heat build-up.
- (b) Permeable paving is encouraged to capture stormwater discharge into ground water.
- (c) Where practical, driveways are to be constructed from permeable paving.

### 1.3 Built Form and Scale

#### 1.3.1 Building Design Provisions

Table 1 – Primary Development Controls

CONTROL	R-CODE DENSITY R25	R-CODE DENSITY R30	R-CODE DENSITY R40	R-CODE DENSITY R60
<b>LANDSCAPE QUALITY</b>	Refer General Development Controls for General Design Provisions			
<b>BUILT FORM &amp; SCALE</b>	Refer General Development Controls for General Design Provisions			
<b>Street Setback</b>	R-Codes	R-Codes	R-Codes	R-Codes
<b>Side Setback to Dwelling and Garage – Detached streetscape proposal</b>	Setback distance: R-Codes	Setback distance: R-Codes	Setback distance: R-Codes	Setback distance: R-Codes
	Buildings built up to boundary not permitted	Dwellings built up to boundary not permitted Garages built up to a boundary to maximum 7.0m length permitted	Nil permitted for ground only to max 50% of one lot boundary	
<b>Side Setback to Dwelling and Garage – Attached streetscape proposal</b>	Setback distance: R-Codes	1.5 ground   1.5 upper to one boundary	Nil ground   nil upper	Setback distance: R-Codes
	Buildings built up to boundary not permitted Garages built up to a boundary to maximum 7.0m length permitted	Nil ground   nil upper to second boundary Dwellings built up to one boundary permitted Garages built up to a boundary to maximum 7.0m length permitted	Buildings built up to both boundaries permitted Garages built up to a boundary to maximum 7.0m length permitted	Buildings built up to boundary not permitted Garages built up to a boundary to maximum 7.0m length permitted
<b>Rear Setback</b>	3.0 ground 6.0 upper	3.0 ground 6.0 upper	1.5 ground 3.0 upper	1.5 ground 3.0 upper
<b>Building Height</b>	Max. 2 storeys	Max. 2 storeys	Max. 2 storeys	Min 2 storeys Max. 3 storeys
<b>SUSTAINABILITY</b>	Refer General Development Controls for General Design Provisions			

<b>&amp; AMENITY</b>	
<b>ACCESS &amp; PARKING</b>	Refer General Development Controls for General Design Provisions

### 1.3.2 Intensification within Cul-de-sacs

- (a) Notwithstanding the provisions of SPP 7.3, Volume 2, where a site has a residential density code of R20/R40 or greater and has its primary street frontage to a cul-de-sac, the development of multiple dwellings on that site:
  - i. Shall comply with the average site area per dwelling requirement specified for a single house or grouped dwelling for the applicable density coding as specified by SPP 7.3, Volume 1; and
  - ii. Shall not be subject to plot ratio requirements specified by SPP 7.3, Volume 2.

### 1.3.3 Garages

- (a) Where an enclosed garage faces a street and adjoins a dwelling, the garage shall be at least 0.5m behind the dwelling alignment.
- (b) The width of an enclosed garage facing the 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.
- (c) 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.

### 1.3.4 Solar Access for Adjoining Sites

- (a) 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 properties coded R50 or greater – 40% of the site area.
  - ii. on adjoining properties coded R30 to R40 inclusive – 35% of the site area.
  - iii. on adjoining properties coded R25 and lower – 25% of the site area.
- (b) Generic building separation distances as defined by SPP 7.3 - Vol 2 are appropriate as a default position.

## 1.4 Access and Parking

- (a) All access crossovers shall be limited to a maximum width of:
  - i. 3.0m for a single width enclosed garage, except where development yield exceeds 10 dwellings (then a 6.0m crossover will be considered).

- ii. 4.5m for double width enclosed garage, except where development yield exceeds 10 dwellings (then a 6.0m crossover will be considered).
- (b) Visitor parking shall be provided for all single, grouped and multiple dwelling types, at a rate of 0.25 bays per dwelling (rounded up to the next whole number).
- (c) One visitor parking space may be located on-street immediately adjacent to the development site, when the development is located on an Access Street (as identified in the City of Joondalup Road Hierarchy Plan). Where the road type of available road frontage does not permit on-street parking or contains other impediments, then all parking shall be provided on-site. The City will consider on a case by case basis.
- (d) Resident parking ratios shall be in accordance with Location A (SPP 7.3) where:
  - i. Development is within an 800m walkable catchment of a train station within or adjacent a Housing Opportunity Area.
  - ii. Development is within a 200m walkable catchment of a high frequency bus stop.
- (e) Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement
- (f) Footpaths shall be maintained as the priority movement, with crossovers and car park entries terminating at the footpath. Where vehicle crossovers are agreed with the City and cross a key pedestrian route, appropriate measures to promote pedestrian safety shall be included to minimise conflict between pedestrians and vehicle traffic.
- (g) Car park entries, service areas and bin refuse collection points shall be integrated into the development of each lot and be screened from the public realm.
- (h) For trees within on-site parking areas to be credited against the development's Landscape Area requirements, the Landscape Area criteria shall be met.
- (i) The City may require a Traffic and/or Parking assessment for multiple dwelling applications to demonstrate traffic impacts on adjacent streets and neighbouring residents.

## **2. General Development Controls – Housing Opportunity Areas (except within 400m of a centre or train station)**

### **2.1 Urban Design**

#### **2.1.1 Public Domain Interface**

- (a) For single, grouped and multiple dwelling development, public domain interface objectives shall be consistent with SPP 7.3 - Vol 2, Element Objectives and the following acceptable outcomes:

- i. A 3.6.1
- ii. A 3.6.3
- iii. A 3.6.4
- iv. A 3.6.7
- v. A 3.6.8

## 2.2 Landscape Quality

### 2.2.1 Landscape Area

- (a) Each lot must have a minimum landscape area as a percentage (%) of the lot area.

Lot Area (m <sup>2</sup> )	Minimum Landscape Area
0-300m <sup>2</sup>	20%
301-400m <sup>2</sup>	25%
401-500m <sup>2</sup>	30%
>500m <sup>2</sup>	35%

- (b) Where common property is applicable, then common property shall be included in lot area (calculations above), distributed to each lot proportionally.
- (c) Permeable paving or decking within a landscape area is permitted provided it does not exceed 20% of the landscape area and does not inhibit the planting and growth of trees in the landscape area.
- (d) The minimum dimension of any landscape area shall be 2.0m.
- (e) 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.

### 2.2.2 Tree Sizes and Deep Soil Areas

- (a) For single, grouped and multiple dwelling development, tree sizes and deep soil area definitions and requirements are as per SPP 7.3, Vol 2:
- i. Figure 3.3a-f
  - ii. Table 3.3b
- (b) The ground surface of deep soil areas should be permeable and allow water to infiltrate the soil.

### 2.2.3 Trees

- (a) The minimum number of trees to be provided (with shade producing canopies) shall be determined by the landscape area as follows:
- i. 1 small tree for every 20m<sup>2</sup> or
  - ii. 1 medium tree for every 60m<sup>2</sup> or
  - iii. 1 large tree for every 100m<sup>2</sup> or
  - iv. A combination of the above.

- (b) 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 metres of lot frontage width.

#### 2.2.4 Tree Retention

- (a) The landscape area specified in Clause 2.2.1 can be reduced where existing medium and large trees (as per Table 3.3b of SPP7.3, Vol. 2) are retained onsite, equivalent to the following:
  - i. Retention of a mature medium tree is equivalent to 75m<sup>2</sup> landscape area.
  - ii. Retention of a mature large tree is equivalent to 125m<sup>2</sup> landscape area.
- (b) Criteria for acceptable 'tree retention' is as per SPP 7.3, Vol 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 construction.

#### 2.2.5 Outdoor Living Areas

- (a) Outdoor living areas are not included in the minimum landscape area calculations.
- (b) Outdoor living areas may be located in the front setback area where their design enhances surveillance of the adjacent streetscape.

#### 2.2.6 Landscape Design

- (a) For single, grouped and multiple dwelling development, landscape design objectives are as per SPP 7.3, Vol 2, 4.12 Element Objectives:
  - i. O 4.12.1
  - ii. O 4.12.2
  - iii. O 4.12.3
  - iv. O 4.12.4

### 2.3 Built Form and Scale

#### 2.3.1 Dwelling Size and Layout

- (a) For single, grouped and multiple dwelling development:
  - i. Minimum floor areas shall be as per SPP 7.3 - Vol 2, Table 4.3a.
  - ii. Minimum floor areas and dimensions of habitable rooms shall be as per SPP 7.3 - Vol 2, Table 4.3b.

#### 2.3.2 Ceiling Heights

- (a) Dwellings shall have a minimum ceiling height of 2.7m in habitable rooms and 2.4m in non-habitable spaces.

### 2.4 Building Height

- (a) The location of development height shall recognise established need for daylight and solar access by adjoining residential development.

## 2.5 Sustainability and Amenity

### 2.5.1 Solar and Daylight Access

- (a) For single, grouped and multiple dwelling development, solar and daylight access are as per SPP 7.3, Vol 2 Acceptable Outcomes:
  - i. A 4.1.1
  - ii. A 4.1.3
  - iii. A 4.1.4
- (b) A site plan is to be prepared to demonstrate solar design outcomes for the Responsible Authority assessment.

### 2.5.2 Natural Ventilation

- (a) All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design should maximise natural ventilation.
- (b) Habitable rooms shall have an operable window in an external wall with a minimum glass area not less than 15% of the floor area of the room.
- (c) Further requirements for natural ventilation are as per SPP 7.3, Vol 2 Acceptable Outcomes:
  - i. A 4.2.1
  - ii. A 4.2.4



# Development in Housing Opportunity Areas Local Planning Policy

## Responsible Directorate: Planning and Community Development

### Objectives:

- To provide a planning framework to support a high standard of urban design and residential amenity in a high-quality public realm setting.
- To facilitate compact sustainable urban form around centres and train stations through pedestrian-oriented development, safe pedestrian spaces and adequate parking facilities.
- To ensure that the Housing Opportunity Areas provide for both the needs of the existing community and the future population of the area.
- To ensure that new development enhances and respects the desired character of the locality and provides a neighbourhood within which the residents can identify.
- To concentrate development in localities with adequate infrastructure that is accessible to transport and centres.
- To protect and enhance the amenity of residents through attractive streetscapes and increased greening of verges and private land.
- To encourage variety and diversity of housing choices that meets the future housing needs of the City.
- To allow development that is of a scale and nature that provides an appropriate transition to adjoining land uses.

### 1. Authority:

This policy has been prepared in accordance with Clause 4, 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.

### 2. Application:

This Policy shall apply to all residential development within a Housing Opportunity Area (HOA) within the City of Joondalup which is being developed at the higher applicable density code as identified under the City's *Local Planning Scheme No. 3* (LPS3). It does not apply to residential development located outside a HOA or being developed at the lower applicable density code.

This Policy is to be read in conjunction with the LPS3 and any other relevant policy. Where this Policy does not contain specific provisions on development matters that are otherwise contained in *State Planning Policy 7.3: Residential Design Codes* (SPP7.3), or any approved Activity

Centre Plan, Local Structure Plan or Local Development Plan, then that documents controls shall prevail in that instance only.

### 3. Definitions:

***attached dwelling*** : means a dwelling, commonly referred to as terrace housing, which:

- (a) directly abuts another dwelling on each side lot boundary by a common/parapet wall for the majority of its length and to a similar height to that adjacent; and
- (b) is located on its own lot of land; and
- (c) no dwelling is located above or below any part of another dwelling.

### 4. Statement:

This Policy provides the assessment criteria for applicable residential development within a HOA in the City of Joondalup and has been prepared in accordance with the Regulations and Clause 7.3 of SPP7.3, Volume 1 and Clause 1.2 of SPP7.3, Volume 2 – Apartments.

### 5. Details:

This Policy is to be read in conjunction with either *SPP7.3, Volume 1* for 'Single House' or 'Grouped Dwelling' development, or *SPP7.3, Volume 2* for 'Multiple Dwelling' development.

*Table 1 - Development Standards Table* of this Policy is divided into three columns with headings and associated objectives for each clause under SPP7.3. The three columns outline the following:

- The 'Form of Development' column of Table 1 specifics what land use/development the relevant provisions/objectives applies to e.g. 'Single House', 'Grouped Dwelling' and/or 'Multiple Dwelling'.
- The 'Clause Reference' column of Table 1 identifies which clause of SPP7.3 is either being amended or replaced by this Policy.
- The 'Development Standard' column of Table 1 includes the amended and/or replacement 'acceptable outcome' or 'deemed-to-comply' provision of that specific clause of SPP7.3 stated in the 'Clause Reference' column.

The *Development Standards Table* is also divided into two sub-sections:

- Where the subject land is located greater than 400 metres from a Secondary or District Activity Centre or train station, Section 1.0 and Section 2 shall apply to infill development within a HOA.
- Where the subject land is located less than 400 metres from a Secondary or District Activity Centre or train station, only Section 1.0 shall apply to infill development within a HOA. Instead, the infill development shall comply with the corresponding requirements of SPP 7.3, Vol. 2.

Residential development will be assessed against the applicable 'Development Standards' and the associated Objectives of that section/clause. This is in addition to any other applicable 'acceptable outcome' or 'deemed-to-comply' provision and/or 'element objective' or 'design principle' of SPP7.3.

## SECTION 1.0 – GENERAL DEVELOPMENT CONTROLS: HOUSING OPPORTUNITY AREAS

### 1.1 - URBAN DESIGN

#### Objectives:

- Contribute to the activation and vitality of the public realm.
- Promote building interfaces that support interesting, attractive, safe streets and public spaces for residents, workers, commuters and visitors.
- Buildings are to enhance the hierarchical system of landscaped streets and public spaces that give expression and character to the public domain.
- Ensure building design facilitates the creation of street level activity and visual connections between internal areas of buildings and the external public realm.
- Provide opportunities for casual surveillance from buildings into the public realm that are sympathetic to the desired character for the area.
- Maintain a clear but integrated distinction between the public and private realm.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD
All Development	Amend SPP7.3 - Vol 1, Cl. 5.2.3 (include as C3.4)  SPP7.3 - Vol 2, El. 3.6.	<p><u>1.1.1 Public Domain Interface</u></p> <p>1.1.1.1 Developments on corner lots shall address both the primary and secondary streets and/or public realm and include strong architectural expression.</p> <p>1.1.1.2 Buildings adjacent to Pedestrian Access Ways (PAWs) shall achieve appropriate surveillance of these spaces.</p> <p>1.1.1.3 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.</p>

#### Objectives:

- Contribute to the neighbourhood character by facilitating suitable building typologies and street interfaces in particular Housing Opportunity Areas
- Achieve appropriate standards for specific Housing Opportunity Areas to set desirable streetscape attractiveness.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD
All Development	Augment SPP7.3 - Vol 1, Cl. 5.1.1 (include as C1.5).	<p><u>1.1.2 Lot Subdivision</u></p> <p>A minimum lot frontage of 10.0m is required to all development (measured at the primary street setback line), except for:</p>

	Replace LPS3, Cl. 26 (5).	<p>i. Attached dwellings, development on laneways and rear accessway building typologies on R20/R25 and R20/R30 lots, where a minimum lot frontage of 7.5m is permitted.</p> <p>ii. Attached dwellings, development on laneways and rear accessway building typologies on R20/R40 and R20/R60 lots, where a minimum lot frontage of 6.0m is permitted.</p>
<p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>To ensure that residential intensity is focussed on appropriately designed streets that provide suitable opportunity for access/egress and on-street parking.</li> <li>To minimise the impact of residential intensity on suburban non-through roads.</li> </ul>		
FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD

Multiple Dwelling	Augment SPP7.3 - Vol 2, El. 2.5 (include as A2.5.2).	<p><u>1.1.3 Intensification within Cul-de-sacs</u></p> <p>Notwithstanding the provision of SPP 7.3 - Vol 2, where a site has a residential density code of R20/R40 or greater and has a primary street frontage to a cul-de-sac, the development of multiple dwellings on that site:</p> <ul style="list-style-type: none"> <li>i. Shall comply with the average site area per dwelling requirement specified for a single house or grouped dwelling for the applicable density coding as specified by SPP 7.3 - Vol 1; and</li> <li>ii. Shall not be subject to maximum plot ratio requirements specified by SPP 7.3 - Vol 2.</li> </ul> <p><i>Note: Definition for a cul-de-sac / non-through road and through-road is illustrated in the Figure below (indicative scenario only):</i></p> <div data-bbox="651 734 1382 1570" data-label="Diagram"> <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="color: blue;">—</span> THROUGH ROAD</li> <li><span style="color: red;">—</span> CUL DE SAC/ NON THROUGH ROAD</li> </ul> </div>
Grouped Dwelling / Single House	N/A	

## 1.2 – BUILDING HEIGHT

### Objectives:

- The height of development responds to the desired future scale and character of the street and context of the Housing Opportunity Areas.
- The height of buildings within a development responds to changes in topography.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD			
All Development	Replace SPP7.3 - Vol 1, Cl. 5.1.6.  Replace SPP7.3 - Vol 2, El. 2.2.	<b>R20/R25</b>	<b>R20/R30</b>	<b>R20/R40</b>	<b>R20/R60</b>
		Max. 2 storeys	Max. 2 storeys	Max. 2 storeys	Min. 2 storeys Max. 3 storeys
		<i>Note: Refer Table 2.2, Figure 2.2a, Figure 2.2b of SPP7.3, Vol 2 for interpretation of indicative overall height in metres.</i>			

## 1.3 – STREET SETBACKS

### Objective:

- Building orientation must consider the site, the street and neighbouring buildings to maximise residential amenity, including urban form to the street, landscape area, tree provision/retention, solar access and visual privacy.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD			
All Development	Amend SPP7.3 - Vol 1, Cl. 5.1.2, C2.1 i. ii, iii.  Amend SPP7.3 - Vol 2, El. 2.3, A2.3.1.	<b>R20/R25</b>	<b>R20/R30</b>	<b>R20/R40</b>	<b>R20/R60</b>
		R-Codes	R-Codes	R-Codes	R-Codes
		<i>Note: Refer Figure Series 2 of SPP 7.3 - Vol 1 to determine average primary street setbacks for R20/R25 and R20/R30.</i>			

## 1.4 – SIDE AND REAR SETBACKS

### Objective:

- Dwellings are to be designed to respond to passive solar design principles, including orienting outdoor and indoor living spaces towards north, orienting mass and windows to capture prevailing breezes and controlling solar access to the west and east to limit heat gain.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD				
All Development	Amend SPP7.3 - Vol 1, Cl. 5.1.3, C3.1 i.  Amend SPP7.3 - Vol 1, Cl. 5.1.3, C3.2 ii, iii.  Amend SPP7.3 - Vol 2, El. 2.4, A2.4.1(a).	<b>1.4.1 Side Setbacks</b>				
		Attached dwellings:				
			<b>R20/R25</b>	<b>R20/R30</b>	<b>R20/R40</b>	<b>R20/R60</b>
		Side setback	R-Codes.	1.5m ground. 1.5m upper to one boundary.	1.5m ground. 1.5m upper to one boundary.	Nil ground. Nil upper.
		Boundary wall	Buildings built up to boundary not permitted. Garages built up to a boundary to max. 7.0m length permitted	Nil ground. Nil upper to second boundary. Dwellings built up to one boundary permitted. Garages built up to boundary to max. 7.0m length permitted.	Nil ground. Nil upper to second boundary. Dwellings built up to one boundary permitted. Garages built up to boundary to max. 7.0m length permitted.	Buildings built up to both boundaries permitted. Garages built up to a boundary max. 7.0m length permitted.
		All other dwellings:				
			<b>R20/R25</b>	<b>R20/R30</b>	<b>R20/R40</b>	<b>R20/R60</b>
		Side setback	R-Codes.	R-Codes.	R-Codes.	R-Codes.
		Boundary wall	Buildings built up to boundary not permitted.	Dwellings built up to boundary not permitted. Garages built up to a boundary to max. 7.0m length permitted.	Not permitted for ground only to max. 50% of one lot boundary.	Not permitted for ground only to max. 50% of one lot boundary



		<p><u>1.4.2 Rear Setbacks</u></p> <table><tr><td></td><td><b>R20/R25</b></td><td><b>R20/R30</b></td><td><b>R20/R40</b></td><td><b>R20/R60</b></td></tr><tr><td>Ground Floor</td><td>3m</td><td>3m</td><td>1.5m</td><td>1.5m</td></tr><tr><td>Upper Floor/s</td><td>6m</td><td>6m</td><td>3m</td><td>3m</td></tr></table> <p>Notes: Refer Tables 2a, 2b and Figure Series 3, 4 of SPP 7.3 - Vol 1 for calculation of side setback requirements at R20/R25 and R20/R30.</p> <p>Refer Figure A7.1 of SPP 7.3 - Vol 2 for calculation of side setback requirements at R20/40 and R20/60 and rear setback requirements at all density codes.</p> <p>Where permitted, boundary walls are for single storey height only.</p> <p>Greater setbacks may be required to achieve other Elements.</p>		<b>R20/R25</b>	<b>R20/R30</b>	<b>R20/R40</b>	<b>R20/R60</b>	Ground Floor	3m	3m	1.5m	1.5m	Upper Floor/s	6m	6m	3m	3m
	<b>R20/R25</b>	<b>R20/R30</b>	<b>R20/R40</b>	<b>R20/R60</b>													
Ground Floor	3m	3m	1.5m	1.5m													
Upper Floor/s	6m	6m	3m	3m													

## 1.5 – GARAGES

### Objectives:

- Achieve development form, scale and character that is appropriate to the context and the existing and planned character of the Housing Opportunity Area, while moderating impacts on neighbouring properties.
- To create streetscapes framed with appropriate building form in keeping with the desired character of the Housing Opportunity Area.
- Achieve building outcomes that promote excellent amenity for their interface to the public realm and for all neighbouring properties.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD
All Development	<p>Cl. 2.8.3.1 &amp; 2.8.3.2 augment SPP7.3, Vol. 1, Cl. 5.2.1 (include as C1.6 &amp; C1.7)</p> <p>Cl. 2.8.3.3 replaces SPP7.3, Vol. 1, Cl. 5.2.2.</p> <p>Augment SPP7.3, Vol. 2, Cl. 3.8 (include as A3.8.8, A3.8.9 &amp; A3.8.10)</p>	<p>1.5.1 Where an enclosed garage faces a street and adjoins a dwelling, the garage shall be at least 0.5m behind the dwelling alignment.</p> <p>1.5.2 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.</p> <p>1.5.3 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.</p>

## 1.6 – SOLAR ACCESS FOR ADJOINING SITES

### Objective:

- To limit overshadowing on neighbouring outdoor living areas, major openings and solar collectors.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD
All Development	Amend SPP7.3 - Vol 1, Cl. 5.4.2, C2.1.  Amend SPP7.3 - Vol 2, El. 3.2, A3.2.3.	<p>1.6.1 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:</p> <ul style="list-style-type: none"> <li>i. On adjoining sites coded R50 or greater – 40% of the site area</li> <li>ii. On adjoining sites coded R30 to R40 inclusive – 35% of the site area</li> <li>iii. On adjoining sites coded R25 and lower – 25% of the site area</li> </ul> <p>1.6.2 Generic building separation distances as defined by SPP 7.3 - Vol 2 are appropriate as a default position.</p> <p><i>Note: Where an adjoining site is subject to a dual density code and if the site is yet to be developed to the higher code, the base density code applies for the purpose of determining the maximum amount of shadow cast permitted.</i></p>

## 1.7 – ACCESS AND PARKING

### Objectives:

- Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and have good access to public transport.
- Achieve visitor parking that is accessible at all times and located outside of any security barrier.
- Where provided, on-street visitor parking bays to be provided on the road pavement, and not in embayed parking to guarantee space for street trees, and to provide mobile traffic calming devices to slow vehicle speeds in local streets.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD
All Development	Amend SPP7.3 - Vol 1, Cl. 5.3.3 C3.1.  Amend SPP7.3, Vol. 2, Table 3.9	<p>1.7.1 Resident Parking</p> <p>1.7.1.1 Location A Parking Requirements:</p> <p>Resident parking ratios shall be in accordance with Location A (SPP 7.3) where:</p> <ul style="list-style-type: none"> <li>i. Development is within an 800m walkable catchment of a train station within or adjacent to a Housing Opportunity Area.</li> <li>ii. Development is within an 200m walkable catchment of a high frequency bus stop.</li> </ul>

		<p>1.7.1.2 Location B Parking Requirements:</p> <table><tr><td>Single Houses / Grouped Dwellings</td><td>As per SPP 7.3 - Vol 1, Cl. 5.3.3</td></tr><tr><td>Multiple Dwellings</td><td>As per SPP 7.3 - Vol 2, El 3.9, Table 3.9</td></tr></table> <p>Notes: Walkable catchments shall be measured along existing pedestrian infrastructure routes using a ped shed analysis.</p> <p>The City may require a Traffic and/or Parking assessment for multiple dwelling applications to demonstrate traffic impacts on adjacent streets and neighboring residents.</p> <p>For trees within on-street parking areas to be credited against the developments Landscape Area requirements, the Landscape Area criteria should be met.</p>	Single Houses / Grouped Dwellings	As per SPP 7.3 - Vol 1, Cl. 5.3.3	Multiple Dwellings	As per SPP 7.3 - Vol 2, El 3.9, Table 3.9
Single Houses / Grouped Dwellings	As per SPP 7.3 - Vol 1, Cl. 5.3.3					
Multiple Dwellings	As per SPP 7.3 - Vol 2, El 3.9, Table 3.9					
Amend SPP7.3 - Vol 1, Cl. 5.3.3 C3.2.	<p><u>1.7.2 Visitor Parking</u></p> <p>1.7.2.1 Visitor parking shall be provided for all single, grouped and multiple dwelling types, at a rate of 0.25 bays per dwellings (rounded up to the next whole number).</p> <p>1.7.2.2 One visitor parking space may be located on-street immediately adjacent to the development site, when the development is located on an Access Street (as identified in the City of Joondalup Road Hierarchy Plan). Where the road type or available road frontage does not permit on-street parking or contains other impediments, then all parking shall be provided on-site. The City will consider this on a case by case basis.</p> <p>Note: The City may require a Traffic and/or Parking assessment for multiple dwelling applications to demonstrate traffic impacts on adjacent streets and neighboring residents.</p> <p>For trees within on-street parking areas to be credited against the developments Landscape Area requirements, the Landscape Area criteria should be met.</p>					
Amend SPP7.3 - Vol 1, Cl. 5.3.5, C5.2.	<p><u>1.7.3 Crossovers</u></p> <p>1.7.3.1 All access crossovers shall be limited to a maximum width of:</p> <ul style="list-style-type: none"><li>i. 3.0m for a single width, enclosed garage, except where development yield exceeds 10 dwellings (then a 6.0m crossover will be considered).</li><li>ii. 4.5m for a double width, enclosed garage, except where development yield exceeds 10 dwellings (then a 6.0m crossover will be considered).</li></ul>					

	<p>Augment SPP7.3 - Vol 1, Cl. 5.3.5 (include as C5.8, C5.9 &amp; C5.10).</p> <p>Augment SPP7.3 - Vol 2, El. 3.8 (include as A3.8.8, A3.8.9 &amp; A3.8.10).</p>	<p>1.7.3.2 Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement.</p> <p>1.7.3.3 Footpaths shall be maintained as the priority movement, with crossovers and car park entries terminating at the footpath. Where vehicle crossovers are agreed with the City and cross a key pedestrian route, appropriate measures to promote pedestrian safety shall be included to minimise conflict between pedestrians and vehicle traffic.</p> <p>1.7.3.4 Car park entries, service areas and bin refuse collection points shall be integrated into the development of each lot and be screened from the public realm.</p>
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## SECTION 2.0 – GENERAL DEVELOPMENT CONTROLS: HOUSING OPPORTUNITY AREAS EXCEPT WITHIN 400M OF A SECONDARY OR DISTRICT ACTIVITY CENTRE OR TRAIN STATION

### 2.1 – PUBLIC DOMAIN INTERFACE

#### Objectives:

- Contribute to the activation and vitality of the public realm.
- Promote building interfaces that support interesting, attractive, safe streets and public spaces for residents, workers, commuters and visitors.
- Buildings are to enhance the hierarchical system of landscaped streets and public spaces that give expression and character to the public domain.
- Ensure building design facilitates the creation of street level activity and visual connections between internal areas of buildings and the external public realm.
- Provide opportunities for casual surveillance from buildings into the public realm that are sympathetic to the desired character for the area.
- Maintain a clear but integrated distinction between the public and private realm.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD
All Development	<p>Amend SPP7.3 - Vol 1, Cl. 5.2.3 (include as C3.4)</p> <p>SPP7.3 - Vol 2, El. 3.6.</p>	<p>For single, grouped and multiple dwelling development, public domain interface objectives shall be consistent with SPP 7.3 - Vol 2, Element Objectives and the following acceptable outcomes:</p> <ul style="list-style-type: none"> <li>i. A 3.6.1</li> <li>ii. A 3.6.3</li> <li>iii. A 3.6.4</li> <li>iv. A 3.6.7</li> <li>iv. A 3.6.8</li> </ul>

## 2.2 – TREE CANOPY AND DEEP SOIL AREAS

### Objectives:

- Achieve an attractive landscape environment that is complementary to the wider neighbourhood while allowing for variation between Place Types.
- To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Place Neighbourhoods.
- To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.
- To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.
- To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Place Neighbourhoods.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD										
All Development	Replace SPP7.3 - Vol 1, Cl. 5.3.2.	<div>2.2.1 Landscape Area</div> <div>2.2.1.1 Each lot shall have a minimum landscape area as a percentage (%) of the lot area as follows:</div> <table><thead><tr><th>Lot Area (m²)</th><th>Min. Landscape Area</th></tr></thead><tbody><tr><td>0 – 300m²</td><td>20%</td></tr><tr><td>301 – 400m²</td><td>25%</td></tr><tr><td>401 – 500m²</td><td>30%</td></tr><tr><td>&gt; 500m²</td><td>35%</td></tr></tbody></table> <div>2.2.1.2 Where common property is applicable, then the common property land area shall also be included in the lot area (calculations above), as distributed proportionally to each lot.</div> <div>2.2.1.3 Permeable paving or decking within a landscape area is permitted provided it does not exceed 20% of the landscape area and will not inhibit the planting and growth of adjacent trees in the landscape area.</div> <div>2.2.1.4 The minimum dimension of any landscape area shall be 2.0m.</div> <div>2.2.1.5 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.</div> <div>2.2.2 Tree Sizes and Deep Soil Areas</div> <div>2.2.2.1 For single, grouped and multiple dwelling development, tree sizes and deep soil area definitions and requirements are as per SPP 7.3, Vol 2:<div><div>i. Figure 3.3a – f</div><div>ii. Table 3.3a &amp; 3.3b</div></div></div>	Lot Area (m²)	Min. Landscape Area	0 – 300m²	20%	301 – 400m²	25%	401 – 500m²	30%	> 500m²	35%
	Lot Area (m²)		Min. Landscape Area									
	0 – 300m²		20%									
	301 – 400m²		25%									
	401 – 500m²		30%									
	> 500m²		35%									
	Replace SPP7.3 - Vol 2, El. 3.3.											

		<p>2.2.2.2 The ground surface of deep soil areas shall be permeable and allow water to infiltrate the soil.</p> <p><u>2.2.3 Trees</u></p> <p>2.2.3.1 The minimum number of trees to be provided (with shade producing canopies) shall be determined by the Landscape Area as follows:</p> <ul style="list-style-type: none"> <li>i. 1 small tree for every 20m<sup>2</sup>; or</li> <li>ii. 1 medium tree for every 60m<sup>2</sup>; or</li> <li>iii. 1 large tree for every 100m<sup>2</sup>; or</li> <li>v. A combination of the above.</li> </ul> <p>2.2.3.2 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 metres of lot frontage width.</p> <p><u>2.2.4 Tree Retention</u></p> <p>2.2.4.1 The Landscape Area specified in Clause 2.2.1 can be reduced where existing medium and large trees (as per Table 3.3b of SPP7.3, Vol. 2) are retained onsite, equivalent to the following:</p> <ul style="list-style-type: none"> <li>i. Retention of a mature medium tree is equivalent to 75m<sup>2</sup> Landscape Area.</li> <li>ii. Retention of a mature large tree is equivalent to 125m<sup>2</sup> Landscape Area.</li> </ul> <p>2.2.4.2 Criteria for acceptable 'tree retention' is as per SPP 7.3, Vol 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 construction.</p> <p><u>2.2.5 Landscape Design</u></p> <p>2.2.5.1 For single, grouped and multiple dwelling development, landscape design objectives are as per SPP 7.3, Vol 2, 4.12 Element Objectives:</p> <ul style="list-style-type: none"> <li>i. O 4.12.1</li> <li>ii. O 4.12.2</li> <li>iii. O 4.12.3</li> <li>iv. O 4.12.4</li> </ul>
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	<p>Augment SPP7.3, Vol. 1, Cl. 5.3.1 (include Cl. 2.2.7.1 as C1.3)</p> <p>Augment SPP7.3, Vol. 1, Cl. 5.3.1 C1.1 point 2 (replace with Cl. 2.2.7.2)</p> <p>Augment SPP7.3, Vol. 2, Cl. 4.4 (include as A4.4.5 &amp; A4.4.6)</p>	<p><u>2.2.6 Outdoor Living Areas</u></p> <p>2.2.6.1 Outdoor living areas may be located in the front setback area where their design enhances surveillance of the adjacent streetscape.</p> <p><u>2.2.7 Paving</u></p> <p>2.2.7.1 Quantity of paving and concrete shall be minimised generally in favour of soft landscape to reduce radiant heat build-up.</p> <p>2.2.7.2 Permeable paving is encouraged to capture stormwater discharge into ground water.</p> <p>2.2.7.3 Where practical, driveways are to be constructed from permeable paving.</p>
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### 2.3 – SIZE AND LAYOUT OF DWELLINGS

#### Objectives:

- The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.
- Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD
All Development	<p>Augment SPP7.3 - Vol 1, Cl. 5.1.6 (include as C7 &amp; C8).</p> <p>SPP7.3 - Vol 2, El. 4.3.</p>	<p>2.3.1 For single, grouped and multiple dwelling development:</p> <ol style="list-style-type: none"> <li>Minimum floor areas shall be as per SPP 7.3 - Vol 2, Table 4.3a.</li> <li>Minimum floor areas and dimensions of habitable rooms shall be as per SPP 7.3 - Vol 2, Table 4.3b.</li> </ol> <p>2.3.2 Dwellings shall have a minimum ceiling height of 2.7m in habitable rooms and 2.4m in non-habitable spaces.</p>



## 2.4 – SOLAR AND DAYLIGHT ACCESS

### Objectives:

- Ensure that built form provides good solar access to the public realm and adjacent buildings, whilst achieving comfortable internal and external environments for its occupants.
- Incorporate passive solar design principles to optimise solar gain in winter and protection from heat gain in Summer.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD
All Development	Augment SPP7.3 - Vol 1, Cl. 5.4.2 (include as C2.3 & C2.4).  SPP7.3 - Vol 2, El. 4.1.	<p>2.4.1 For single, grouped and multiple dwelling development, solar and daylight access are as per SPP 7.3, Vol 2 Acceptable Outcomes:</p> <ul style="list-style-type: none"> <li>i. A 4.1.1</li> <li>ii. A 4.1.3</li> <li>iii. A 4.1.4</li> </ul> <p>2.4.2 A site plan is to be prepared to demonstrate solar design outcomes for the Responsible Authority assessment.</p>

## 2.5 – NATURAL VENTILATION

### Objectives:

- Optimise natural ventilation to reduce the need for mechanical ventilation and air-conditioning.
- To ensure the dwelling's orientation and layout is designed to maximise capture and use of prevailing cool breezes in habitable rooms.

FORM OF DEVELOPMENT	CLAUSE REFERENCE	DEVELOPMENT STANDARD
All Development	Augment SPP7.3 - Vol 1, Cl. 5.1.3 (include as C.3.4)  Amend SPP7.3 - Vol 2, El. 4.2.	<p>2.5.1 All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.</p> <p>2.5.2 Habitable rooms shall have a window in an external wall which:</p> <ul style="list-style-type: none"> <li>i. Has a minimum glass area not less than 15% of the floor area of the room;</li> <li>ii. Comprise a minimum of 50% clear glazing; and,</li> <li>iii. Is openable for 50% the size of the window.</li> </ul> <p>2.5.3 Further requirements for natural ventilation are as per SPP 7.3 - Vol 2 Acceptable Outcomes:</p> <ul style="list-style-type: none"> <li>i. A 4.2.1</li> <li>ii. A 4.2.4</li> </ul>

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<b>Creation Date:</b>	August 2019
<b>Amendments:</b>	None applicable.
<b>Related Documentation:</b>	<ul style="list-style-type: none"><li>• <i>City of Joondalup Local Planning Scheme No. 3</i></li><li>• <i>State Planning Policy 7.3: Residential Design Codes, Volume 1</i></li><li>• <i>State Planning Policy 7.3: Residential Design Codes, Volume 2</i></li></ul>

DRAFT OPTION 2

**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF JOONDALUP**

**LOCAL PLANNING SCHEME NO. 3 – AMENDMENT NO. 5**

Amend the City of Joondalup *Local Planning Scheme No. 3* by:

- 1 Deleting clause 26 (5) and replacing with:  
  
The R-Codes Volume 1 and 2 are modified in accordance with Schedule B -  
Modification of the R-Codes for Housing Opportunity Areas
- 2 Inserting Schedule B – Modification of the R-Codes for Housing Opportunity  
Areas after Schedule A – Supplemental Provisions to the Deemed Provisions

## SCHEDULE B – MODIFICATION OF THE R-CODES FOR HOUSING OPPORTUNITY AREAS

The following provisions apply to Housing Opportunity Areas 1 – 10, shown on the Scheme Map with a dual density code.

### Section 1.0 – General Development Controls: Housing Opportunity Areas

Form of development	R-Code Clause Reference	Requirement
All development	Amend SPP7.3 - Vol 1, Cl. 5.2.3 (include as C3.4)  SPP7.3 - Vol 2, El. 3.6.	1.1 <u>Urban Design</u>  1.1.1 Public Domain Interface  (a) Developments on corner lots shall address both the primary and secondary streets and/or public realm and include strong architectural expression. (b) Buildings adjacent to Pedestrian Access Ways (PAWs) shall achieve appropriate surveillance of these spaces. (c) 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 developments with two street frontages, where no blank walls will be permitted to either street frontage.
All development	Augment SPP7.3 - Vol 1, Cl. 5.1.1 (include as C1.5)	1.1.2 Lot subdivision  (a) A minimum lot frontage of 10.0m is required to all development (measured at the primary street setback line), except for: i. Attached dwellings, development on laneways and rear accessway building typologies on R20/R25 and R20/R30 lots, where a minimum lot frontage of 7.5m is permitted. ii. Attached dwellings, development on laneways and rear accessway building typologies on R20/R40 and R20/R60 lots, where a minimum lot frontage of 6.0m is permitted.
Multiple dwelling	Augment SPP7.3 - Vol 2, El. 2.5 (include as A2.5.2)	1.1.3 Intensification within Cul-de-sacs  (a) Notwithstanding the provisions of SPP 7.3, Volume 2, where a site has a residential density code of R20/R40 or greater and has its primary street frontage to a cul-de-sac, the development of multiple dwellings on that site: i. Shall comply with the average site area per dwelling requirement specified for a single house or grouped dwelling for the applicable density coding as specified by SPP 7.3, Volume 1; and ii. Shall not be subject to plot ratio requirements specified by SPP 7.3, Volume 2.

Form of development	R-Code Clause Reference	Requirement			
All development	Replace SPP7.3 - Vol 1, Cl. 5.1.6  Replace SPP7.3 - Vol 2, El. 2.2	1.2 <u>Building Height</u>			
		<b>R20/25</b>	<b>R20/30</b>	<b>R20/40</b>	<b>R20/60</b>
		Max. 2 storeys	Max. 2 storeys.	Max. 2 storeys	Min. 2 storeys Max. 3 storeys
All development	Amend SPP7.3 - Vol 1, Cl. 5.1.2, C2.1 i. ii, iii.  Amend SPP7.3 - Vol 2, El. 2.3, A2.3.1	1.3 <u>Street Setbacks</u>			
		<b>R20/25</b>	<b>R20/30</b>	<b>R20/40</b>	<b>R20/60</b>
		R-Codes	R-Codes	R-Codes	R-Codes

Form of development	R-Code Clause Reference	Requirement				
	Amend SPP7.3 - Vol 1, Cl. 5.1.3, C3.1 i.	1.4 <u>Side and Rear Setbacks</u>				
	Amend SPP7.3 - Vol 1, Cl. 5.1.3, C3.2 ii, iii.	1.4.1 Side Setbacks				
	Amend SPP7.3 - Vol 2, El. 2.4, A2.4.1(a)	Attached dwellings:				
		R20/25	R20/30	R20/40	R20/60	
	Side setback	R-Codes	1.5m ground. 1.5m upper to one boundary	1.5m ground. 1.5m upper to one boundary	Nil ground. Nil upper.	
	Boundary wall	Buildings built up to boundary not permitted. Garages built up to a boundary to max. 7.0m length permitted	Nil ground. Nil upper to second boundary. Dwellings built up to one boundary permitted. Garages built up to boundary to max. 7.0m length permitted.	Nil ground. Nil upper to second boundary. Dwellings built up to one boundary permitted. Garages built up to boundary to max. 7.0m length permitted.	Buildings built up to both boundaries permitted. Garages built up to a boundary max. 7.0m length permitted.	
	All other dwellings:					
		R20/25	R20/30	R20/40	R20/60	
	Side setback	R-Codes	R-Codes	R-Codes	R-Codes	
	Boundary wall	Buildings built up to boundary not permitted.	Dwellings built up to boundary not permitted. Garages built up to a boundary to max. 7.0m length permitted.	Not permitted for ground only to max. 50% of one lot boundary.	Not permitted for ground only to max. 50% of one lot boundary	
1.4.2 Rear Setbacks						
	R20/25	R20/30	R20/40	R20/60		
Ground floor	3m	3m	1.5m	1.5m		
Upper floor/s	6m	6m	3m	3m		

Form of development	R-Code Clause Reference	Requirement				
All development	Cl. 2.8.3.1 & 2.8.3.2 augment SPP7.3, Vol. 1, Cl. 5.2.1 (include as C1.6 & C1.7)  Cl. 2.8.3.3 replaces SPP7.3, Vol. 1, Cl. 5.2.2.  Augment SPP7.3, Vol. 2, Cl. 3.8 (include as A3.8.8, A3.8.9 & A3.8.10)	1.5 <u>Garages</u>  1.5.1 Where an enclosed garage faces a street and adjoins a dwelling, the garage shall be at least 0.5m behind the dwelling alignment.  1.5.2 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.  1.5.3 The width of an enclosed garage facing the street shall not occupy more than 50 percent of the frontage at the setback line as viewed from the street. This may be increased to 60 percent 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.				
All development	Amend SPP7.3 - Vol 1, Cl. 5.4.2, C2.1.  Amend SPP7.3 - Vol 2, El. 3.2, A3.2.3.	1.6 <u>Solar Access for Adjoining Sites</u>  1.6.1 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:  (a) on adjoining properties coded R50 or greater – 40% of the site area. (b) on adjoining properties coded R30 to R40 inclusive – 35% of the site area. (c) on adjoining properties coded R25 and lower – 25% of the site area.  1.6.2 Generic building separation distances as defined by SPP 7.3 - Vol 2 are appropriate as a default position.				
All development	Amend SPP7.3 - Vol 1, Cl. 5.3.3 C3.1.  Amend SPP7.3, Vol. 2, Table 3.9  Amend	1.7 <u>Access and Parking</u>  1.7.1 Resident Parking  (a) Location A Parking Requirements:  Resident parking ratios shall be in accordance with Location A (SPP 7.3) where: i. Development is within an 800m walkable catchment of a train station within or adjacent to a Housing Opportunity Area. ii. Development is within an 200m walkable catchment of a high frequency bus stop.  (b) Location B Parking Requirements: <table><tr><td>Single Houses/ Grouped Dwellings</td><td>As per SPP 7.3 - Vol 1, Cl. 5.3.3</td></tr><tr><td>Multiple Dwellings</td><td>As per SPP 7.3 - Vol 2, El 3.9, Table 3.9</td></tr></table>  1.7.2 Visitor Parking	Single Houses/ Grouped Dwellings	As per SPP 7.3 - Vol 1, Cl. 5.3.3	Multiple Dwellings	As per SPP 7.3 - Vol 2, El 3.9, Table 3.9
Single Houses/ Grouped Dwellings	As per SPP 7.3 - Vol 1, Cl. 5.3.3					
Multiple Dwellings	As per SPP 7.3 - Vol 2, El 3.9, Table 3.9					

Form of development	R-Code Clause Reference	Requirement
	SPP7.3 - Vol 1, Cl. 5.3.3 C3.2.	(a) Visitor parking shall be provided for all single, grouped and multiple dwelling types, at a rate of 0.25 bays per dwelling (rounded up to the next whole number). (b) One visitor parking space may be located on-street immediately adjacent to the development site, when the development is located on an Access Street (as identified in the City of Joondalup Road Hierarchy Plan). Where the road type of available road frontage does not permit on-street parking or contains other impediments, then all parking shall be provided on-site. The City will consider this on a case by case basis.
	Amend SPP7.3 - Vol 1, Cl. 5.3.5, C5.2	1.7.3 Crossovers (a) All access crossovers shall be limited to a maximum width of: i. 3.0m for a single width enclosed garage, except where development yield exceeds 10 dwellings. ii. 4.5m for double width enclosed garage, except where development yield exceeds 10 dwellings.
	Augment SPP7.3 - Vol 1, Cl. 5.3.5 (include as C5.8, C5.9 & C5.10).	(b) Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement (c) Footpaths shall be maintained as the priority movement, with crossovers and car park entries terminating at the footpath. Where vehicle crossovers are agreed with the City and cross a key pedestrian route, appropriate measures to promote pedestrian safety shall be included to minimise conflict between pedestrians and vehicle traffic.
	Augment SPP7.3 - Vol 2, El. 3.8 (include as A3.8.8, A3.8.9 & A3.8.10)	(d) Car park entries, service areas and bin refuse collection points shall be integrated into the development of each lot and be screened from the public realm.

**Section 2.0 General Development Controls: Housing Opportunity Areas (except within 400m of a secondary or district activity centre or train station)**

Form of development	R-Code Clause Reference	Requirement
All development	Amend SPP7.3 - Vol 1, Cl. 5.2.3 (include as C3.4)  SPP7.3 - Vol 2, El. 3.6.	2.1 <u>Public Domain Interface</u>  2.1.1 For single, grouped and multiple dwelling development, public domain interface objectives shall be consistent with SPP 7.3 - Vol 2, Element Objectives and the following acceptable outcomes: (a) A 3.6.1 (b) A 3.6.3 (c) A 3.6.4 (d) A 3.6.7 (e) A 3.6.8
All development	Replace SPP7.3 - Vol	2.2 <u>Tree Canopy and Deep Soil Areas</u>



<div>1, Cl. 5.3.2</div> <div>Replace SPP7.3 - Vol 2, El. 3.3</div>	<div>2.2.1 Landscape Area</div> <div>(a) Each lot shall have a minimum landscape area as a percentage (%) of the lot area as follows:</div> <table><tr><th>Lot Area (m<sup>2</sup>)</th><th>Minimum Landscape Area</th></tr><tr><td>0-300m<sup>2</sup></td><td>20%</td></tr><tr><td>301-400m<sup>2</sup></td><td>25%</td></tr><tr><td>401-500m<sup>2</sup></td><td>30%</td></tr><tr><td>&gt;500m<sup>2</sup></td><td>35%</td></tr></table> <div>(b) Where common property is applicable, then common property shall be included in lot area (calculations above), distributed to each lot proportionally.</div> <div>(c) Permeable paving or decking within a landscape area is permitted provided it does not exceed 20% of the landscape area and does not inhibit the planting and growth of trees in the landscape area.</div> <div>(d) The minimum dimension of any landscape area shall be 2.0m.</div> <div>(e) 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.</div>	Lot Area (m <sup>2</sup> )	Minimum Landscape Area	0-300m <sup>2</sup>	20%	301-400m <sup>2</sup>	25%	401-500m <sup>2</sup>	30%	>500m <sup>2</sup>	35%
	Lot Area (m <sup>2</sup> )	Minimum Landscape Area									
	0-300m <sup>2</sup>	20%									
	301-400m <sup>2</sup>	25%									
	401-500m <sup>2</sup>	30%									
	>500m <sup>2</sup>	35%									
	<div>2.2.2 Tree Sizes and Deep Soil Areas</div> <div>(a) For single, grouped and multiple dwelling development, tree sizes and deep soil area definitions and requirements are as per SPP 7.3, Vol 2:</div> <div><div>i. Figure 3.3a-f</div><div>ii. Table 3.3b</div></div> <div>(b) The ground surface of deep soil areas shall be permeable and allow water to infiltrate the soil.</div>										
	<div>2.2.3 Trees</div> <div>(a) The minimum number of trees to be provided (with shade producing canopies) shall be determined by the landscape area as follows:</div> <div><div>i. 1 small tree for every 20m<sup>2</sup> or</div><div>ii. 1 medium tree for every 60m<sup>2</sup> or</div><div>iii. 1 large tree for every 100m<sup>2</sup> or</div><div>iv. A combination of the above.</div></div> <div>(b) 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 metres of lot frontage width.</div>										
	<div>2.2.4 Tree Retention</div> <div>(a) The landscape area specified in Clause 2.2.1 can be reduced where existing medium and large trees (as per Table 3.3b of SPP7.3, Vol. 2) are retained onsite, equivalent to the following:</div> <div><div>i. Retention of a mature medium tree is equivalent to 75m<sup>2</sup> landscape area.</div><div>ii. Retention of a mature large tree is equivalent to 125m<sup>2</sup> landscape area.</div></div> <div>(b) Criteria for acceptable 'tree retention' is as per SPP 7.3, Vol 2, A3.3.1, and shall be supported by an</div>										

	<p>Augment SPP7.3, Vol. 1, Cl. 5.3.1 (include Cl. 2.2.7.1 as C1.3)</p> <p>Augment SPP7.3, Vol. 1, Cl. 5.3.1 C1.1 point 2 (replace with Cl. 2.2.7.2)</p> <p>Augment SPP7.3, Vol. 2, Cl. 4.4 (include as A4.4.5 &amp; A4.4.6)</p>	<p>Arboriculture Report. This report is to include tree protection zone provisions that area to be met before, during and after construction.</p> <p>2.2.5 Landscape Design</p> <p>(a) For single, grouped and multiple dwelling development, landscape design objectives are as per SPP 7.3, Vol 2, 4.12 Element Objectives:</p> <ol style="list-style-type: none"> <li>O 4.12.1</li> <li>O 4.12.2</li> <li>O 4.12.3</li> <li>O 4.12.4</li> </ol> <p>2.2.6 Outdoor Living Areas</p> <p>(a) Outdoor living areas may be located in the front setback area where their design enhances surveillance of the adjacent streetscape.</p> <p>2.2.7 Paving</p> <p>(a) Quantity of paving and concrete shall be minimised generally in favour of soft landscape to reduce radiant heat build-up.</p> <p>(b) Permeable paving is encouraged to capture stormwater discharge into ground water.</p> <p>(c) Where practical, driveways are to be constructed from permeable paving.</p>
All development	<p>Augment SPP7.3 - Vol 1, Cl. 5.1.6 (include as C7 &amp; C8).</p> <p>SPP7.3 - Vol 2, El. 4.3.</p>	<p>2.3 <u>Size and Layout of Dwellings</u></p> <p>2.3.1 For single, grouped and multiple dwelling development:</p> <p>(a) Minimum floor areas shall be as per SPP 7.3 - Vol 2, Table 4.3a.</p> <p>(b) Minimum floor areas and dimensions of habitable rooms shall be as per SPP 7.3 - Vol 2, Table 4.3b.</p> <p>2.3.2 Dwellings shall have a minimum ceiling height of 2.7m in habitable rooms and 2.4m in non-habitable spaces.</p>
All development	<p>Augment SPP7.3 - Vol 1, Cl. 5.4.2 (include as C2.3 &amp; C2.4).</p> <p>SPP7.3 - Vol 2, El. 4.1.</p>	<p>2.4 <u>Solar and Daylight Access</u></p> <p>2.4.1 For single, grouped and multiple dwelling development, solar and daylight access are as per SPP 7.3, Vol 2 Acceptable Outcomes:</p> <ol style="list-style-type: none"> <li>A 4.1.1</li> <li>A 4.1.3</li> <li>A 4.1.4</li> </ol> <p>2.4.2 A site plan is to be prepared to demonstrate solar design outcomes for the Responsible Authority assessment.</p>
All development	<p>Augment SPP7.3 - Vol 1, Cl. 5.1.3 (include as C.3.4)</p>	<p>2.5 <u>Natural Ventilation</u></p> <p>2.5.1 All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.</p>

# Residential Development Local Planning Policy

## Responsible Directorate: Planning and Community Development

### 1. Purpose:

The purpose of this Policy is to provide the assessment criteria to be used for residential development outside of Housing Opportunity Areas and those within Housing Opportunity Areas operating at the lower density code within the City of Joondalup.

### 2. Objectives:

The overall objectives of this Policy are to encourage:

- An improved streetscape outcome, which is attractive and enhances and complements the visual character, bulk and scale of the surrounding built form.
- High quality built development outcomes in relation to building design and site layout.
- Residential subdivision and development with safe, functional and attractive access arrangements in and out of sites, which contribute to the overall aesthetics of developments.
- New development that is designed having regard to the issue of crime prevention and surveillance of the street and housing entrances.

### 3. Authority:

This Policy has been prepared under and in accordance with Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and Part 7 of State Planning Policy 7.3: *Residential Design Codes Volume 1 and Volume 2* (R-Codes).

### 4. Application:

This Policy applies to residential development outside of a Housing Opportunity Area (HOA) and properties within a HOA operating at the lower (R20) code. This Policy establishes agreed standards for the assessment and determination of applications for Development Approval and applications requiring the exercise of discretion under the *City of Joondalup Local Planning Scheme No. 3* (the Scheme) or R-Codes.

This Policy will also be applied when preparing and determining local structure plans, activity centre plans and local development plans, and when making recommendations to the Western

Australian Planning Commission on subdivision of land for residential development, structure plans and activity centre plans, to ensure the lots created can be developed in accordance with this Policy.

Where the Scheme, structure plan, activity centre plan or local development plan provision is in conflict or inconsistent with this Policy, the Scheme, structure plan, activity centre plan or local development plan provision shall prevail.

## 5. Definitions:

Other than those terms defined below for the purposes of this Policy, all terms shall have the same meaning as that given to them within the Scheme and R-Codes.

**“Average front setback”** means the reduction of the primary street setback by up to 50 per cent provided that the area of any building, including a carport or garage but excluding a porch, balcony, verandah, chimney or equivalent, intruding into the street 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 of the R-Codes).

**“Battleaxe leg”** means the portion of the lot which is incapable of development and includes the driveway and associated truncations.

**“Battleaxe site”** means a lot to which access is provided by a distinct access leg, of sufficient width to accommodate a driveway and the necessary public utility services, which is attached to or forms part of the lot.

**“Coastal Area”** means land within 300 metres of the horizontal shoreline datum of a coast, as defined within *State Planning Policy 2.6 State Coastal Planning Policy*.

**“Dwelling alignment”** means the vertical external face of any building comprising solid building material, however, does not include minor incursions.

**“Housing Opportunity Area”** means an area identified as such in the City's Local Housing Strategy.

**“Minor incursion”** means an eave, porch, balcony, verandah, chimney or equivalent.

**“Residential development”** means the following types of development, as well as any ancillary structures, including outbuildings:

- Single house;
- Grouped dwelling;
- Ancillary dwellings;
- Multiple dwellings;
- Aged and dependant persons dwellings;
- Single bedroom dwellings;
- Display home;
- Residential building; and
- Care takers dwelling.

**“Storey”** means the vertical space extending from one habitable floor of a building to the floor above (or if there is no floor above, between the floor level and the ceiling) and shall be deemed to be no more than 3.5 metres. Any vertical space extending from one habitable floor to another habitable floor that exceeds 3.5 metres in height shall be treated as more than one storey. An undercroft below natural ground level and a loft space within a roof shall not be defined as a storey, whether habitable or otherwise.

**“Verge”** means the portion of land between the road and boundary of an adjacent lot.

**“Visual interest”** may include rendering, cladding, textured effects, colour, windows and other architectural features.

## **6. Statement:**

This Policy provides guidance on the assessment criteria for residential development outside of a HOA and those properties within a HOA operating at the lower (R20) code. This Policy has been prepared in accordance with Schedule 2 of Division 2 of the Regulations and Clause 7.3 of the R-Codes.

This Policy is to be read in conjunction with the Scheme, R-Codes and relevant structure plans, activity centre plans and/or local development plans.

## **7. Details:**

### **7.1 Residential Development Table 1 and Table 2**

The Residential Development Table 1 of this Policy applies to residential development outside of a HOA, with the exception of multiple dwelling development with a density code of R40 or greater in which the Residential Development Table 2 of this Policy applies. For any residential development within a HOA and operating at the higher (R25, R30, R40 or R60) density code, refer to the City’s *Development in Housing Opportunity Areas Local Planning Policy*.

The ‘Replacement Deemed-to-Comply Provision’ column sets out the development provisions that replace or augment the ‘deemed-to-comply’ provisions of the R-Codes.

Unless specified, all tables and figures referred to in the Residential Development tables are provided within the R-Codes.

Where the deemed-to-comply provisions of this Policy or the R-Codes are not met development will be assessed having regard to the corresponding ‘Local Housing Objectives’ set out in the tables. Where there are no ‘Local Housing Objectives’ or the application does not comply with the ‘Local Housing Objectives’, the application will be assessed against the ‘Design Principles’ and ‘Objectives’ of the R-Codes.

Where an application does not meet the ‘Deemed-to-Comply’ provisions, the relevant ‘Local Housing Objectives’, ‘Design Principles’ or ‘Objectives’ of the R-Codes, the application will be refused.

7.2 Residential Subdivision

For residential subdivision applications in areas applicable to this policy, conditions will be recommended that ensure the delivery of both the overall objectives and the specific ‘Local Housing Objectives’ set out in this Policy.

Refusal will be recommended for subdivision applications that, in the City’s opinion, are likely to result in the creation of lots that are incapable of being developed in accordance with either the ‘Deemed-to-Comply’ provisions, ‘Local Housing Objectives’ set out in this Policy or the ‘Design Principles’ and ‘Objectives’ of the R-Codes.

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Creation Date:	December 2015
Amendments:	August 2019 (XXXXX)
Related Documentation:	<ul style="list-style-type: none"><li>Local Planning Scheme No. 3</li><li>State Planning Policy 7.3: – Residential Design Codes, Volume 1 and Volume 2</li></ul>

Residential Development Table 1	
<p><b>Replacement Deemed-to-Comply Provisions</b> Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development:</p> <ul style="list-style-type: none"> <li>• not located within a Housing Opportunity Area, or</li> <li>• Operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	<p><b>Local Housing Objectives</b> An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.</p>
<b>5.1 Context</b>	
<b>Clause 5.1.2 – Street Setbacks</b>	
<p>Clause 5.1.2 C2.1, 2.2, 2.3, 2.4 of the R-Codes is replaced with the following:</p> <p>C2.1 Buildings set back from the primary street boundary:</p> <ol style="list-style-type: none"> <li>in accordance with Table 1 of the R-Codes;</li> <li>corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;</li> <li>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);</li> <li>in the case of areas coded R15 or higher, where: <ul style="list-style-type: none"> <li>• a grouped dwelling has its main frontage to a secondary street;</li> <li>• a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or</li> <li>• 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;</li> </ul> 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 to provide for registered easements for essential services.</li> </ol> <p>C2.2 Buildings set back from the secondary street boundary in accordance with Table 1.</p> <p>C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table 1.</p>	<p>O2.1 Buildings set back from street boundaries such that:</p> <ol style="list-style-type: none"> <li>The elevation facing the primary street is articulated through the use of major openings;</li> <li>The elevation of the dwelling facing any street greater than single storey in height has: <ol style="list-style-type: none"> <li>Upper floors setback a minimum of 500mm behind the floor below;</li> <li>A balcony with a minimum depth of 2.5 metres and occupying at least 50 per cent of the frontage; and/or</li> <li>Other design features which create visual interest to the satisfaction of the City.</li> </ol> </li> <li>Eaves or external shading devices are provided to a minimum depth of 500mm to the front and side elevations for each floor; and</li> <li>The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> <li>Clause 5.2.3 – Street Surveillance;</li> <li>Clause 5.3.2 – Landscaping;</li> <li>Clause 5.3.3 – Parking; and</li> <li>Clause 5.4.5 – Utilities and Facilities</li> </ol> </li> </ol> <p>O2.2 Approval from Western Power is provided prior to the issuing of Development Approval for development that does not comply with C2.6 and/or C2.7.</p> <p><b>O2.3 Additional dual density code objective</b> Buildings set back from street boundaries and comply with O2.1 and O2.2 in addition to the deemed-to-comply provisions of:</p> <ol style="list-style-type: none"> <li>Clause 5.2.1 – Setbacks of Garages and Carports; and</li> <li>Clause 5.2.2 – Garage Width.</li> </ol>

Residential Development Table 1	
Replacement Deemed-to-Comply Provisions Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development: <ul style="list-style-type: none"> <li>not located within a Housing Opportunity Area, or</li> <li>Operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	Local Housing Objectives An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.
<p>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).</p> <p>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.</p> <p>C2.6 C2.4 of clause 5.1.2 and C3.1 of clause 5.1.3 do not apply.</p> <p>C2.7 Buildings set back from 132kV Western Power transmission lines a minimum of 10 metres.</p> <p>Buildings set back from 33kV Western Power distribution lines a minimum of 3 metres.</p>	
Clause 5.1.3 – Lot Boundary setback	
<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> <ol style="list-style-type: none"> <li>where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;</li> <li>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;</li> <li>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; or</li> </ol>	<p>O3.1 Buildings built up to lot boundaries, or indicative boundary or survey strata boundaries (other than the street boundary) that meet the relevant design principles.</p> <p>O3.2 Buildings set back from a lot boundary, survey strata boundary or indicative lot boundary such that:</p> <ol style="list-style-type: none"> <li>Eaves or external shading devices are provided to a minimum depth of 500mm to the front and side elevations for each floor;</li> <li>Upper floors are setback a minimum of 500mm behind the floor below;</li> <li>Walls are articulated through varied setbacks, and the inclusion of major and non-major openings;</li> <li>The part of the building that does not meet the deemed-to-comply standards is not adjacent to any existing major openings or outdoor living areas of the adjoining lot; and</li> <li>The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> <li>Clause 5.1.6 – Building Height; and</li> <li>Clause 5.4.2 – Solar Access for Adjoining Sites.</li> </ol> </li> </ol>



Residential Development Table 1	
<b>Replacement Deemed-to-Comply Provisions</b> Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development: <ul style="list-style-type: none"> <li>• not located within a Housing Opportunity Area, or</li> <li>• Operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	<b>Local Housing Objectives</b> An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.
iv. where both the subject site and the affected adjoining site are created in a plan of subdivision.	
<b>Clause 5.1.4 – Open Space</b>	
	O4 Development incorporates suitable open space such that: <ul style="list-style-type: none"> <li>i. A minimum of one active habitable space with a minimum dimension of 4 metres is provided that is open to, or includes a major opening facing, a northerly direction;</li> <li>ii. An outdoor living area, verandah or balcony with a minimum depth dimension of 2.4m and area of 10m<sup>2</sup> is provided; and</li> <li>iii. The development complies with the deemed-to-comply provisions of: <ul style="list-style-type: none"> <li>a. Clauses 5.1.2 – Street setback;</li> <li>b. Clause 5.1.3 - Lot boundary setbacks;</li> <li>c. Clause 5.3.2 – Landscaping; and</li> <li>d. Clause 5.4.5 – Utilities and facilities</li> </ul> </li> </ul>
<b>Clause 5.1.6 – Building Height</b>	
Clause 5.1.6 C6 of the R-Codes is replaced with the following: C6 Buildings which comply with Category B in Table 3 of the R-Codes as measured from natural ground level except: <ul style="list-style-type: none"> <li>i. Aged and dependent persons' multiple dwellings (where permitted) on a site of 5,000m<sup>2</sup> or more shall comply with Table 3 – Category C.</li> </ul>	
<b>5.2 Streetscape</b>	
<b>Clause 5.2.1 – Setbacks of garages and carports</b>	
Clause 5.2.1 C1.1 of the R-Codes is replaced with the following: 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.	O1.1 The setting back of garages and carports from the primary street such that: <ul style="list-style-type: none"> <li>i. The garage is behind the dwelling alignment (excluding a minor incursion);</li> <li>ii. The garage and/or carport is constructed out of material and is of a design that complements the dwelling; and</li> <li>iii. The development complies with the deemed-to-comply provisions of: <ul style="list-style-type: none"> <li>a. Clause 5.1.2 C2.1 – Street Setbacks</li> <li>b. Clause 5.2.2 – Garage Width; and</li> <li>c. Clause 5.2.3 – Street Surveillance</li> </ul> </li> </ul>
Clause 5.2.1 is modified to include in the deemed-to-comply requirement:	

Residential Development Table 1	
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C1.6 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour.	<p><b>O1.2 Additional dual density code objective</b> In addition to 5.1.2 O1.1, the setting back of garages and carports from the primary street such that:</p> <ul style="list-style-type: none"> <li>i. Space for a parking bay is provided for in either an on-street parking bay or in the driveway and crossover, provided the space does not overhang a footpath;</li> </ul> <p><b>O1.3</b> The setting back of garages and carports from a secondary street or right-of-way such that:</p> <ul style="list-style-type: none"> <li>i. Any garage is behind the dwelling alignment (excluding a minor incursion);</li> <li>ii. The garage and/or carport is constructed out of material and is of a design that complements the dwelling;</li> <li>iii. Space for a parking bay is provided for either in an on-street parking bay or in the driveway and crossover, provided it does not overhang a footpath; and</li> <li>iv. The development complies with the deemed-to-comply provisions of: <ul style="list-style-type: none"> <li>a. Clause 5.1.2 – Street setbacks (C2.2 and C2.3 only);</li> <li>b. Clause 5.2.2 – Garage width; and</li> <li>c. Clause 5.2.3 – Street surveillance.</li> </ul> </li> </ul>
<b>Clause 5.2.2 – Garage width</b>	
<p>Clause 5.2.2 C2 of the R-Codes is replaced with the following:</p> <p><b>C2</b> 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><b>O2</b> The development complies with the deemed-to-comply provisions of:</p> <ul style="list-style-type: none"> <li>i. Clause 5.2.1 – Setbacks of garages and carports;</li> <li>ii. Clause 5.2.3 – Street surveillance;</li> <li>iii. Clause 5.3.2 – Landscaping;</li> </ul>
<b>Clause 5.2.3 – Street Surveillance</b>	
<p>Clause 5.2.3 C3.1 and C3.2 is replaced with the following:</p>	<p><b>O3</b> Buildings designed such that:</p>

Residential Development Table 1	
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<p>C3.1 The primary street elevation of the dwelling to address the street and shall include the main entry (front door) to the dwelling.</p> <p>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. Where the main entry (front door) is not included in the primary street elevation or the dwelling is not adjacent to the primary street at least one major opening with a clear view of the outside of the main entry shall be provided to enhance surveillance.</p> <p>ii. A major opening, balcony, verandah and/or outdoor living area faces each street, right-of-way, pedestrian approach and/or vehicular approach to give the impression of surveillance of that space, except where an existing development is being modified.</p>
Clause 5.2.4 – Street walls and fences	
<p>Clause 5.2.4 C4 is replaced with the following:</p> <p>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.</p> <p>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>O4 Where development does not comply with the deemed-to-comply requirements of C4.2 the proposed development shall comply with the deemed-to-comply requirements of clause 5.2.3 C3.2.</p>
Clause 5.2.5 – Sightlines	
<p>Clause 5.2.5 is modified to include in the deemed-to-comply requirements:</p> <p>C5.2 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>	
Clause 5.2.6 – Appearance of retained dwellings	
<p>Clause 5.2.6 C6 is replaced with the following:</p> <p>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</p>	<p>O6.1 Appearance of retained dwellings that meet the relevant design principles.</p> <p>O6.2 Residential development that is visible from the street that:</p>

Residential Development Table 1	
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<p>C6.2 (or the rest of the) development created as part of the subdivision or grouped dwelling development. Refer to Schedule 2.</p> <p>Residential development that is visible from the street that:</p> <ul style="list-style-type: none"> <li>Is consistent in style with any existing development on site; and/or</li> <li>Maintains and enhances the character of the local area; and</li> <li>Is compatible with the existing and/or desired streetscape character.</li> </ul> <p>This can be by way of:</p> <ul style="list-style-type: none"> <li>Scale</li> <li>Material and colours</li> <li>Roof design</li> <li>Detailing</li> <li>Window size</li> </ul>	<ul style="list-style-type: none"> <li>Does not detract from the streetscape or the visual amenity of residents or neighbouring properties; and</li> <li>Provides a high-quality built development outcome in relation to building design and site layout.</li> </ul>
5.3 Site Planning and Design	
Clause 5.3.1 – Outdoor living areas	
	<p>O1 Development incorporates an outdoor living area such that:</p> <ol style="list-style-type: none"> <li>Where it does not comply with Table 1, is not directly accessible from a habitable room or is not a minimum dimension of 4m, the following must be met: <ol style="list-style-type: none"> <li>a verandah or balcony with a minimum dimension of 2.4m and minimum area of 10m<sup>2</sup> is provided facing a street right-of-way, pedestrian access way or battleaxe leg; and</li> <li>A minimum of one active habitable space with a minimum dimension of 4 metres is provided that is open to, or includes a major opening facing a northerly direction.</li> </ol> </li> <li>An outdoor living area located within the front setback area that: <ol style="list-style-type: none"> <li>is directly accessible from a habitable room; and</li> <li>Any fencing is to comply with the deemed-to-comply provisions of clause 5.2.4 – Street walls and fences.</li> </ol> </li> </ol>

Residential Development Table 1	
Replacement Deemed-to-Comply Provisions Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development: <ul style="list-style-type: none"> <li>• not located within a Housing Opportunity Area, or</li> <li>• Operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	Local Housing Objectives An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.
	<ul style="list-style-type: none"> <li>iii. An outdoor living area which has more than one third permanent roof cover meets the following objectives: <ul style="list-style-type: none"> <li>a. The outdoor living area is open on two or more sides; and</li> <li>b. A minimum of one active habitable space with a minimum dimension of 4 metres is provided that is open to, or includes a major opening facing a northerly direction.</li> </ul> </li> <li>iv. All multiple dwellings meet the following objectives: <ul style="list-style-type: none"> <li>a. incorporate at least one active habitable space with a minimum dimension of 4 metres that is open to, or includes a major opening facing, a northerly direction; and</li> <li>b. complies with the deemed-to-comply provisions of Clause 5.2.3 – Street surveillance.</li> </ul> </li> </ul>
<b>Clause 5.3.2 – Landscaping</b>	
	O2 Landscaping that meets the relevant design principles, except the City may support the removal of a tree greater than three metres in height subject to a suitable replacement being planted in common property or communal open space.
<b>Clause 5.3.5 – Vehicle Access</b>	
	O5 Vehicular access is provided such that: <ul style="list-style-type: none"> <li>i. Only one driveway is provided per street or right-of-way frontage servicing a single house, or all of the dwellings in a grouped dwelling or multiple dwelling development;</li> <li>ii. Vehicle access shall be located to one side lot boundary, with a minimum setback of one metre where the driveway meets the street boundary.</li> <li>iii. No driveway that services a single house is wider than 3m at the street boundary;</li> <li>iv. No driveway that services two or more dwellings is wider than 6m at the street boundary;</li> <li>v. Vehicular access complies with the Australian Standard 2890.1 (Off-street Car Parking)</li> </ul>

Residential Development Table 1	
Replacement Deemed-to-Comply Provisions Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development: <ul style="list-style-type: none"> <li>not located within a Housing Opportunity Area, or</li> <li>Operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	Local Housing Objectives An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.
	vi. The development complies with the deemed-to-comply provisions of: <ul style="list-style-type: none"> <li>Clause 5.2.2 – Landscaping; and</li> <li>Clause 5.3.3 – Parking.</li> </ul>
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 1m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.	O7 Fill between the street and building, or within the front setback area, whichever is the lesser such that: <ul style="list-style-type: none"> <li>The fill is terraced such that at no point a terrace is greater than one metre in height;</li> <li>A landscaping strip with a minimum depth of 500mm is provided between the terraces and landscaping is of a sufficient height and density to soften the impact of the fill as viewed from the street; and</li> <li>Fill does not exceed 750mm where vehicle access point(s) meet the front property boundary.</li> </ul>
5.4 Building Design	
5.4.3 - Outbuilding	
	O3 Outbuildings are provided such that: <ul style="list-style-type: none"> <li>Where an outbuilding is visible from the street it is constructed out of materials and is of a design that matches the dwelling.</li> <li>The development complies with the deemed-to-comply provisions of: <ul style="list-style-type: none"> <li>Clause 5.1.2 – Street setbacks;</li> <li>Clause 5.1.6 – Building height; and</li> <li>Clause 5.1.3 – Lot boundary setbacks.</li> </ul> </li> </ul>
5.5 Special Purpose Dwellings	
Clause 5.5.1 – Ancillary dwellings	
	O1 Ancillary dwellings are provided such that: <ul style="list-style-type: none"> <li>Where an ancillary dwelling is visible from the street it is constructed out of materials and is of a design that matches the dwelling.</li> <li>The development complies with the deemed-to-comply provisions of: <ul style="list-style-type: none"> <li>Clause 5.1.2 – Street setbacks</li> <li>Clause 5.1.4 – Open space</li> </ul> </li> </ul>

Residential Development Table 1	
Replacement Deemed-to-Comply Provisions	Local Housing Objectives
<p>Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development:</p> <ul style="list-style-type: none"> <li>• not located within a Housing Opportunity Area, or</li> <li>• Operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	<p>An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.</p>
	<p>c. Clause 5.2.3 - Street surveillance d. Clause 5.1.6 – Building height.</p> <p>iii. The dwelling is of a size and scale that is considered ancillary to the main dwelling, and provides an affordable and diverse housing choice for the locality.</p>



Residential Development Table 2	
<p><b>Replacement Deemed-to-Comply Provisions</b></p> <p>Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development:</p> <ul style="list-style-type: none"> <li>not located within a Housing Opportunity Area, or</li> <li>operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	<p><b>Local Housing Objectives</b></p> <p>An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.</p>
<b>5.1 Context</b>	
<b>Clause 6.1.2 – Building Height for Multiple Dwellings</b>	
<p>Clause 6.1.2 C2 is replaced with the following:</p> <p>C2 Development complies with the maximum height set out in Table 4 of the R-Codes, except:</p> <ul style="list-style-type: none"> <li>Aged and dependent persons' multiple dwellings on land 5,000m<sup>2</sup> or more and coded R40 shall comply with the maximum height requirements for R60.</li> <li>Aged and dependent persons' multiple dwellings on land 5,000m<sup>2</sup> or more and coded between R50 and R60 shall comply with the maximum height requirements for R80.</li> <li>Multiple dwellings on land 5,000m<sup>2</sup> or more and coded R60 shall comply with the maximum height requirements for R80.</li> <li>Residential development within the Coastal Area where the maximum total height shall comply with Category B in Table 3 of the R-Codes</li> </ul>	
<b>Clause 6.1.3 – Street setback</b>	
	<p>O3.1 Buildings set back from street boundaries such that:</p> <ol style="list-style-type: none"> <li>The elevation facing the primary street is articulated through the use of major openings;</li> <li>The elevation of the dwelling facing any street greater than single storey in height has: <ol style="list-style-type: none"> <li>Upper floors setback a minimum of 500mm behind the floor below;</li> <li>A balcony with a minimum depth of 2.5 metres and occupying at least 50 per cent of the frontage; and/or</li> <li>Other design features which create visual interest to the satisfaction of the City.</li> </ol> </li> <li>Eaves or external shading devices are provided of a minimum depth of 500mm to the front and side elevations for each floor; and</li> <li>The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> <li>Clause 6.2.1 – Street surveillance;</li> <li>Clause 6.3.2 – Landscaping;</li> <li>Clause 6.3.3 – Parking; and</li> <li>Clause 6.4.5 – Utilities and Facilities</li> </ol> </li> </ol> <p>O3.2</p> <p>O3.3</p>



Residential Development Table 2	
Replacement Deemed-to-Comply Provisions Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development: <ul style="list-style-type: none"> <li>not located within a Housing Opportunity Area, or</li> <li>operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	Local Housing Objectives An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.
	<p>Approval from Western Power is provided prior to the issuing of a Development Approval for development that does not satisfy C3.6 and/or C3.7.</p> <p><b>Additional dual density code objective</b> Buildings set back from street boundaries and comply with the above mentioned local housing objectives in addition to the deemed-to-comply provisions of:</p> <p>i. Clause 6.3.5 – Vehicular Access</p>
Clause 6.1.4 – Lot boundary setback	
<p>Clause 6.1.4 C2 is replaced with the following:</p> <p>C4.3 A wall may be built up to the lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater construction; or a wall may be built up to one side boundary if it is 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.</p>	<p>O4.1 Buildings built up to lot boundaries (other than the street boundary but including indicative and survey strata boundaries) that meet the relevant design principles.</p> <p>O4.2 Buildings set back from a lot boundary, survey strata boundary or indicative lot boundary such that:</p> <ol style="list-style-type: none"> <li>Eaves or external shading devices are provided of a minimum depth of 500mm to the front and side elevations for each floor;</li> <li>Upper floors are setback a minimum of 500mm behind the floor below;</li> <li>Walls are articulated through varied setbacks, and the inclusion of major and non-major openings;</li> <li>The part of the building that does not meet the deemed-to-comply standards is not adjacent to any existing major openings or outdoor living areas; and</li> <li>The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> <li>Clause 6.1.1 – Building size;</li> <li>Clause 6.1.2 – Building height; and</li> <li>Clause 6.4.2 – Solar access for adjoining sites.</li> </ol> </li> </ol>
Clause 6.1.5 – Open space	
	<p>O5 Development incorporates suitable open space such that:</p> <ol style="list-style-type: none"> <li>The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> <li>6.1.1 – Building size</li> <li>Clauses 6.1.2 – Street setback;</li> <li>Clause 6.1.4 - Lot boundary setbacks;</li> <li>Clause 6.3.1 – Outdoor living area</li> </ol> </li> </ol>

Residential Development Table 2	
Replacement Deemed-to-Comply Provisions Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development: <ul style="list-style-type: none"> <li>not located within a Housing Opportunity Area, or</li> <li>operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	Local Housing Objectives An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.
	<ul style="list-style-type: none"> <li>e. Clause 6.3.2 – Landscaping;</li> <li>f. Clause 6.3.3 - Parking; and</li> <li>g. Clause 6.4.5 – Utilities and facilities</li> </ul>
<b>6.2 Streetscape</b>	
<b>Clause 6.2.1 – Street surveillance</b>	
	<p>O1 Buildings designed such that:</p> <ul style="list-style-type: none"> <li>i. Where the main entry (front door) is not included in the primary street elevation or the dwelling is not adjacent to the primary street at least one major opening with a clear view of the outside of the front entry shall be provided to enhance surveillance.</li> <li>ii. A major opening, balcony, verandah and/or outdoor living area faces each street, right-of-way, pedestrian approach and/or vehicular approach to give the impression of surveillance of that space, except where an existing development is being modified.</li> </ul> <p>d.</p>
<b>Clause 6.2.2 – Street walls and fences</b>	
<p>Clause 6.2.2 C2 is modified to include in the deemed-to-comply requirements:</p> <p>C2.2 Fencing along a secondary street, right-of-way, pedestrian access 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>O2 Where development does not comply with the deemed-to-comply requirement of C3 the proposed development shall comply with the deemed-to-comply requirement of clause 6.2.1 C3.2.</p>
<b>Clause 6.2.3 – Sight lines</b>	
<p>Clause 6.2.3 is modified to include in the deemed-to-comply requirements:</p> <p>C3.2 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 street boundary provided the remainder of the wall within this area is visually permeable above 750mm.</p>	
<b>6.3 Site Planning and Design</b>	
<b>Clause 6.3.2 – Landscaping</b>	
	<p>O2 Landscaping that meets the relevant design principles, except the City may support the removal of a tree greater than three metres in height subject to a suitable replacement being planted in common property or communal open space.</p>
<b>Clause 6.3.5 – Vehicular access</b>	
	<p>O5 Vehicular access is provided such that:</p>

Residential Development Table 2	
<b>Replacement Deemed-to-Comply Provisions</b> Deemed-to-comply requirements that replace or augment the 'deemed-to-comply' provisions of the R-Codes for residential development: <ul style="list-style-type: none"> <li>not located within a Housing Opportunity Area, or</li> <li>operating at the lower code (R20) within a Housing Opportunity Area.</li> </ul>	<b>Local Housing Objectives</b> An element of a proposal that does not meet the deemed-to-comply provisions will be assessed against the relevant Local Housing Objective (where applicable). Where there are no Local Housing Objectives or the application does not comply with the Local Housing Objectives, the application will be assessed against the Design Principles and Objectives of the R-Codes.
	<ul style="list-style-type: none"> <li>i. Only one single driveway servicing multiple dwelling development is provided per street or right-of-way frontage;</li> <li>ii. Vehicle access shall be located to one side lot boundary, with a minimum setback of one metre where the driveway meets the street boundary.</li> <li>iii. No driveway is wider than 6m at the street boundary;</li> <li>iv. Vehicular access complies with the Australian Standard 2890.1 (Off-street Car Parking)</li> <li>v. The development complies with the deemed-to-comply provisions of: <ul style="list-style-type: none"> <li>a. Clause 6.2.2 – Landscaping;</li> <li>b. Clause 6.3.3 – Parking; and</li> <li>c. Clause 6.3.4 – Design of car parking spaces.</li> </ul> </li> </ul>
<b>Clause 6.4 Building Design</b>	
<b>Clause 6.4.4 – Outbuildings</b>	
	<p>O4 Outbuildings that are provided such that:</p> <ul style="list-style-type: none"> <li>i. Where an outbuilding is visible from the street it is constructed out of materials and is of a design that matches the dwellings.</li> <li>ii. The development complies with: <ul style="list-style-type: none"> <li>a. Clause 6.1.2 - Building height</li> <li>b. Clause 6.1.3 – Street setbacks</li> <li>c. Clause 6.1.4 – Lot boundary setback</li> </ul> </li> </ul>



## Housing Development Examples

**Single house** - a dwelling on its own lot where there is no common or shared property.



**Grouped dwellings** - a group of two or more dwellings on the same lot, incorporating an area of common or shared property, and are often referred to as townhouses or villas.



**Multiple dwellings** - a group of two or more dwellings, where part of one dwelling is located vertically above another and are often referred to as apartments or flats.

