

Lot 535 (No. 45) Country Club Boulevard,
Connolly

Proposed Local Development Plan

November 2024 | 23-413

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			Name	Name	Signature
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We acknowledge the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

Contents

1. Introduction.....	1
1.1 Project Overview	1
1.2 Purpose	1
1.3 Pre-Lodgement Consultation.....	1
2. Site Overview	3
2.1 Site Location and Property Description.....	3
2.2 Legal Description and Ownership	3
2.3 Environment and Heritage	5
3. Proposed Local Development Plan.....	6
3.1 Key provisions	6
3.2 Effect	6
3.3 Variations	6
3.4 Relationship to Other Planning Documents	6
3.5 Staging	7
4. Planning Framework and Assessment	8
4.1 Metropolitan Region Scheme	8
4.2 City of Joondalup Local Planning Scheme No. 3	8
4.3 City of Joondalup Local Planning Policies	9
4.3.1 Joondalup Design Review Panel Local Planning Policy	9
4.3.2 Private Community Purposes Zone Local Planning Policy	10
4.3.3 Residential Development Local Planning Policy	10
4.3.1 Environmentally Sustainable Design Local Planning Policy	10
4.4 State Planning Framework.....	10
4.4.1 Planning and Development (Local Planning Schemes) Regulation 2015 (the Regulations)	10
4.4.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7).....	11
4.4.3 State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)	11
4.4.4 Residential Design Codes Volume 2 (R-Codes)	11
4.4.5 Transport Impact Assessment Guidelines	11
5. Conclusion.....	13
Appendix 1 – Certificate of Title.....	14
Appendix 2 – Proposed Local Development Plan	15

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1. Introduction

1.1 Project Overview

The Joondalup Resort, located at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site) is located approximately 28 kilometres north of the Perth Central Business District and approximately 3 kilometres west of the Joondalup City Centre.

The Joondalup Resort includes a range of facilities including a golf course, accommodation, wedding and conference facilities, and multiple food and beverage outlets. The subject site is contained within a landscaped setting and is remote from the surrounding lower density residential development.

The subject site is zoned 'Private Community Purposes' under the provisions of City of Joondalup Local Planning Scheme No. 3 (LPS3). Clause 19 of LPS3 identifies the subject site as being within 'Additional Use Area 16'. This allows for additional uses of 'Grouped and Multiple Dwellings' subject to the preparation and approval of a Local Development Plan (LDP).

This LDP seeks to satisfy the requirements of LPS3 to facilitate future residential development on the subject site. The future residential development is consistent with the objectives of LPS 3 and the City of Joondalup Local Planning Strategy which seek to accommodate high quality, higher density development in appropriate locations and to diversify the housing stock in the City to cater for a range of housing needs.

The provisions contained within the LDP will facilitate an exciting residential component to the existing facilities at Joondalup Resort. The residential development will be high quality commensurate with the unique location, providing future residents with direct access to natural and physical amenities which are not available in a typical grouped or multiple dwelling development.

The proposed LDP is contained in Appendix 2 of this report.

1.2 Purpose

The purpose of this LDP is to facilitate residential development on the subject site as required by LPS3. The development standards and requirements within this LDP seek to facilitate well designed residential development in response to the key opportunities and constraints present on the subject site. The LDP will coordinate and guide the development of subject site, specifically:

- Residential development within the eastern portion of the subject site which is generally vacant except for some existing maintenance facilities; and
- Residential development to the east of the existing Joondalup Resort Hotel which currently contains a staff car park.

These two development sites are noted as 'Residential Site' and 'Hotel Site' on Figure 2 – Location Plan

This LDP is a document of due regard and will be referenced in the assessment of development applications relating to the subject site.

1.3 Pre-Lodgement Consultation

Relevant members of the project team have undertaken comprehensive pre-lodgement consultation with City officers and the City of Joondalup Design Review Panel (DRP). The proposed LDP was

presented to the DRP twice during the pre-lodgement stage. The City officer and DRP comments have been considered in the preparation of this LDP.

2. Site Overview

2.1 Site Location and Property Description

The Joondalup Resort, located at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site) is located approximately 28 kilometres north of the Perth Central Business District and approximately 3 kilometres west of the Joondalup City Centre. The subject site contains a wide range of amenities including the Joondalup Resort Hotel, wedding and conference facilities, and multiple food and beverage outlets as well as the associated car parking and supporting infrastructure.

Most of the subject site is surrounded by Lot 1 (No. 39) Country Club Boulevard, Connolly, which contains the Joondalup Resort Public Golf Course. To the south west of the subject site is Lot 531 (No. 37) Country Club Boulevard, Connolly, which contains the Joondalup Resort Club House. These two lots provide a substantial physical separation to the residential zoned land surrounding the golf course.

The subject site measures approximately 4.8 hectares surrounded on all sides by the Joondalup golf course and associated facilities as noted above. Access to the public road is provided in the south west corner of the subject site. Hodges Drive, Marmion Avenue and the Mitchell Freeway provide good vehicle access from the subject site to surrounding attractions and amenities. The location of the subject site is shown in Figure 1 Context Plan.

The LDP has been designed considering the existing opportunities and constraints which are present on the site. The residential development is proposed to be located on underutilised sections of the site which are located a significant distance from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties, and as demonstrated in the visualisations. The LDP, which has been reviewed on multiple occasions by the DRP pre-lodgement, provides for significant separation between buildings and a distinct tiered form which will ensure any future development is high quality and visually interesting.

2.2 Legal Description and Ownership

The lot particulars of the subject site are detailed in Table 1. A copy of the Certificate of Title is contained in Appendix 1 of this report.

Table 1 - Subject Site Details

Lot	Plan	Folio / Volume	Owner	Approx. Area
535	17167	1851/847	Joondalup Hotel Investments PTE LTD	4.8ha

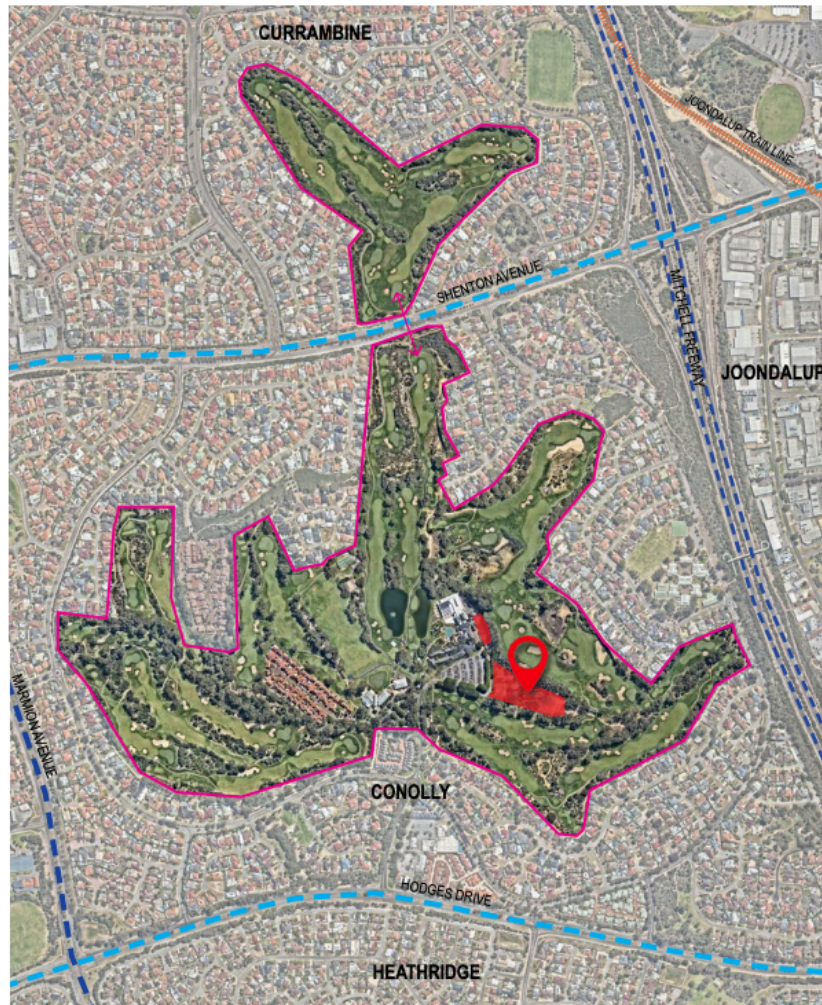


Figure 1 – Context Plan



Figure 2 – Location Plan

2.3 Environment and Heritage

A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future.

3. Proposed Local Development Plan

3.1 Key provisions

The proposed Local Development Plan contained in Appendix 2 of this report provides for residential development on the subject site in accordance with Clause 19 of LPS3. The LDP applies to the development of Grouped Dwellings and/or Multiple Dwellings on the subject site.

The key provisions of the proposed LDP are described below:

1. The LDP sets out design objectives under the headers of Enhanced Environment, Sensitive Design, Safe and Attractive Place for Living and Thriving Place with a Sense of Community. These design objectives, require high quality, site responsive design to be achieved on the subject site and respond to the key comments received as a part of the consultation with City officers and the DRP. The design objectives are to be read in conjunction with the relevant provisions of the Residential Design Codes Volume 2 (the R-Codes). These objectives will form part of the consideration of a Development Application, including where a variation to the Acceptable Outcomes of this LDP are proposed.
2. The LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2. These provisions include a range of matters including building height, plot ratio and building separation. These provisions provide for flexible design outcomes while ensuring any future development provides an appropriate response to the site.
3. The LDP provides a masterplan, site plans and indicative building envelopes to clearly describe the location of the proposed development sites within the overall confines of the subject site.
4. The masterplan details key features of the future development including vehicle and pedestrian links, active ground floor uses and podium landscaping.
5. Visualisations are provided to illustrate the potential development outcomes which may be expected on the site in the future.

The proposed provisions of the LDP ensure that high quality residential development can be accommodated on the subject site in the future.

3.2 Effect

The proposed LDP will come into effect on the date it is approved by the City of Joondalup (the City). All residential development within the subject site is subject to the provisions of this LDP. Under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, LDP's are valid for 10 years from the date of approval by the Local Government

3.3 Variations

In determining any development application that seeks to vary the provisions of this LDP, the decision-maker shall have due regard for the overarching objectives of this LDP and LPS3.

3.4 Relationship to Other Planning Documents

This LDP is to be read in conjunction with the LPS3, any relevant State and local planning policies and the Residential Design Codes.

Where there is inconsistency between the development standards and requirements of this LDP and other planning documents, the provisions of this LDP shall prevail.

3.5 Staging

Development of the subject site is likely to be implemented in stages taking into consideration market demand for residential uses.

4. Planning Framework and Assessment

4.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (MRS) the subject site is zoned 'Urban'. The urban zone accommodates a range of land uses including residential, commercial, food and beverage and recreation activities. The proposed residential land uses contemplated by the LDP are consistent with the 'Urban' zone.

4.2 City of Joondalup Local Planning Scheme No. 3

LPS3 is the key statutory planning document for the City and provides the statutory planning framework for the subject site.

The aims of LPS3 include:

- *To cater for the diverse needs of the community by encouraging the provision of a range of housing, employment, business, recreation, transport and education opportunities;*
- *To support the provision of a variety of housing choices that cater for an ageing population and changing household structures;*
- *To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment or the health and welfare of residents; and*
- *To promote and encourage land use and development that incorporates environmentally sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and retention/planting of local native vegetation*

The proposed LDP is consistent with these aims. It will facilitate residential development with a range of sizes and layouts to cater for a broad range of residents. It provides for high quality residential development in a high amenity area, is designed to ensure the development has a positive impact on its surroundings and will incorporate environmental sustainability principles.

Under the provisions of LPS3, the subject site is zoned 'Private Community Purposes', the objectives of the zone are:

- *To provide sites for privately owned and operated recreation, institutions and places of worship.*
- *To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- *To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.*

The Joondalup Resort, includes a range of a facilities including a golf course, accommodation, wedding and conference facilities, and multiple food and beverage outlets. The accommodation, wedding and conference facilities, and multiple food and beverage outlets are located on the subject site while the golf course and associated facilities are provided on the surrounding sites covering an area of over 100 hectares.

The proposed residential development will be incidental and ancillary to the existing land uses, occupying a small percentage of the overall site, and are designed in a manner which will respect

and enhance the existing golf course amenity. The proposed development is consistent with the objectives of the 'Private Community Purposes' zone.

Under Clause 17 of LPS3, Grouped Dwellings and Multiple Dwellings are 'X' uses in the 'Private Community Purposes' meaning these are not permitted. Despite this, the subject site is nominated under Table 4 Clause 19 of LPS3 as being in Additional Use area 17. This permits Grouped Dwellings and Multiple Dwellings subject to the preparation and approval of an LDP. The proposed LDP has been prepared to satisfy this requirement to facilitate residential development on the subject site.

This LDP has been prepared in accordance with the overarching objectives of LPS3 and the objectives for the Private Community Purposes' zone. The LDP will facilitate high quality residential development on the subject site while ensuring it is ancillary to the main 'Private Community Purpose' which is the Joondalup Resort development.

Figure 3 below shows the zoning of the subject site in the context of its surroundings.

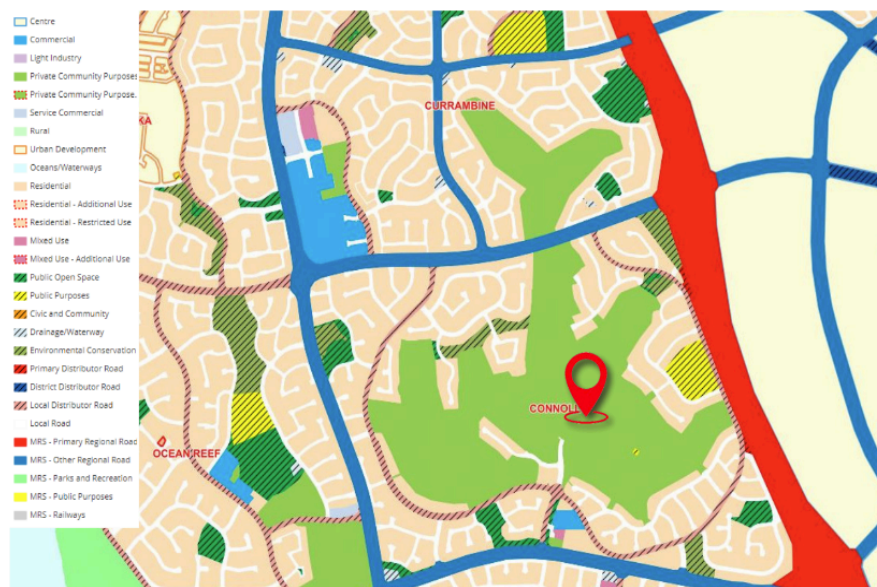


Figure 3 – LPS3 Map

4.3 City of Joondalup Local Planning Policies

There are several City of Joondalup local planning policies which are relevant to the assessment of this LDP as outlined below.

4.3.1 Joondalup Design Review Panel Local Planning Policy

This Local Planning Policy (LPP) sets out the City's expectations regarding the role of the Design Review Panel (DRP), the types of development which should be referred to the DRP and the process which should be followed. The LPP notes that LDP's should be presented to a DRP where the City consider this may benefit the proposal.

As will be described in detail later in this report, the proposed LDP was presented to the DRP twice prior to the lodgement of this LDP. The DRP support the approach which has been proposed, particularly in relation to the building separation and the 'tiered' built form.

The key matters raised by the DRP have been addressed in this LDP. These include:

1. Including objectives for the design vision and strong development controls to assist in ensuring a high quality built form.

2. Allow for planting and sustainability of trees on the landscaped podium.
3. Allow for legible and safe movement of residents and visitors, both as pedestrians and in vehicles.

4.3.2 Private Community Purposes Zone Local Planning Policy

This LPP seeks to ensure all non-residential development on the subject site is designed to meet minimum standards in terms of setbacks, height and built form quality. As the purpose of the proposed LDP is to facilitate residential development, the provisions of this LPP do not apply.

4.3.3 Residential Development Local Planning Policy

This LPP seeks to ensure residential development provides for improved streetscape outcomes and complements the visual character, bulk and scale of the surrounding built form. It also seeks to ensure that development is of a high quality and provides high levels of street surveillance.

This development has been designed considering the existing opportunities and constraints which are present on the subject site. The residential development is proposed to be located on underutilised sections of the site which are located a minimum of 150 metres from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties. The LDP, which has been reviewed by the DRP pre-lodgement, provides for significant separation between buildings and a tiered form which will ensure any future development is high quality and visually interesting. The proposed residential development will provide visual surveillance over the existing car park.

The proposed LDP is consistent with the objectives of this LPP.

4.3.1 Environmentally Sustainable Design Local Planning Policy

The purpose of this LPP is to encourage the integration of environmentally sustainable design principles into the siting, design and construction of both new and redeveloped residential, commercial and mixed-use buildings.

As part of the design review process, the DRP encouraged LDP provisions which provide a strong commitment to sustainable design. This feedback has been considered in the preparation of the LDP.

Details of sustainable design measures to be incorporated in the future residential development will be included in a future development application.

The proposed LDP promotes sustainable design outcomes consistent with the provisions of this policy

4.4 State Planning Framework

4.4.1 Planning and Development (Local Planning Schemes) Regulation 2015 (the Regulations)

Under the provisions of Part 6 of Schedule 2 of the Regulations, a Local Development Plan may be prepared and adopted to provide specific and detailed guidance for future development in certain circumstances. Under Clause 47(c) of the Regulations, these circumstances include a situation where the local planning scheme specifically requires a local development plan. As noted previously Clause 19 of LPS3 requires a LDP to facilitate residential development on the subject site. It is therefore appropriate for the City to adopt the proposed LDP after following the required process set out in Part 6.

In preparing this LDP, consideration has been given to a range of guiding documents including the manner and form guidance provided by the State Government in the WA Planning Manual. Pre-lodgement discussions have been held with City officers regarding the content of the LDP and this has been considered by the project team. It is understood the assessment of the proposed LDP by

the City will follow the process outlined in Part 6 of the Regulations and will include community consultation. We are happy to continue to liaise with the City throughout the assessment process to respond to any issues which are raised during the assessment process.

4.4.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

SPP 3.7 provides the foundation for land use planning to address bushfire risk through effective risk-based management practices. The primary objectives of SPP 3.7 are to ensure future development is resilient to bushfire related impacts while managing the risk to people, property, and infrastructure.

The south easter portion of the golf course, near the freeway is located within a bushfire prone area under the provisions of SPP 3.7, however the subject site is not. As such there are no bushfire planning matters to be resolved as a part of the preparation of this LDP.

4.4.3 State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)

SPP 7.0 provides a foundation to guide design quality and built form outcomes in Western Australia. It has been a key consideration for the preparation of this LDP and will also be considered as part of any future DA for the subject site.

The proposed LDP has been considered by the City of Joondalup Design Review Panel on two separate occasions being 21 February and 15 May of 2024. On each occasion the DRP outlined the strengths of the proposal and recommended matters for further consideration. The DRP provided a detailed assessment of the proposal against the 10 Design Principles contained in SPP 7.0. The recommendations of the DRP have been considered by the project team in the preparation of the LDP.

4.4.4 Residential Design Codes Volume 2 (R-Codes)

The R-Codes are a Planning Code is made under Part 3A of the Planning and Development Act 2005 and *'provide a comprehensive basis for the control of residential development throughout Western Australia'*.

In accordance with Clause 1.2.2 of the R-Codes Volume 2, the proposed LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2. This provides the framework to facilitate site responsive residential development on the subject site in the future. The proposed provisions contained in the LDP are consistent with the corresponding Element Objectives and the relevant objectives of LPS3 and the City's Local Planning Strategy.

The LDP does not seek to amend or replace any of the Acceptable Outcomes set out at Clause 1.2.3 of the R-Codes, and therefore does not require the approval of the Western Australian Planning Commission.

4.4.5 Transport Impact Assessment Guidelines

The Transport Impact Assessment Guidelines (the Guidelines) provide guidance for land use planners and transport planning professionals, when considering land use development. The Guidelines are applicable at all stages of development from scheme amendments to individual development applications.

The subject site and the surrounding lots contain a wide range of land uses associated with the Joondalup Resort, including the Hotel, Golf Course, Wedding and Function Centre and food and beverage outlets. The proposed LDP aims to facilitate residential land uses on the subject site. It is anticipated that the Residential development will generate at different times to the existing land uses on site and as such will not have an impact on the existing road network. Despite this, it is acknowledged that a detailed assessment of transport matters will be required prior to the approval of any future development application for residential development on the subject site in accordance with the Guidelines.

The concept plans presented to the DRP indicated approximately 130 dwellings will be provided on the Residential Site. Up to approximately 60 dwellings could potentially be located on the Hotel site. Based these indicative numbers, the anticipated vehicle movements vehicle trip rates are noted

below. These have been determined using the Residential trip generation rates provided in Table 1 of Volume 5 of the guidelines.

Land Use	Indicative Dwelling Numbers	AM Peak (Total)	PM Peak (Total)
Residential	190	0.8 (152)	0.8 (152)

In accordance with Figure 2 of the Guidelines, individual developments which are anticipated to generate more than 100 trips during peak hour are required to be supported by a Traffic Impact Assessment (TIA). Subject to the approval of this LDP, this will be appropriately addressed at the future development application stage.

5. Conclusion

The proposed Local Development Plan (LDP) has been prepared in accordance with Clause 19 of the City of Joondalup Local Planning Scheme No. 3 to facilitate residential development at Lot 535 (No. 45) Country Club Boulevard, Connolly. The proposed LDP has been designed to respond to feedback from the City of Joondalup Design Review Panel, to facilitate a highly site responsive design outcome which will deliver a high level of amenity to future occupiers while minimising any impacts on the surrounding residential zoned land. The proposed LDP is consistent with the relevant local and state planning framework and we request the City of Joondalup grant approval for the LDP on that basis.

Appendix 1 – Certificate of Title

An aerial, grayscale photograph of a golf course and surrounding residential area. The golf course features several green fairways, sand traps, and water hazards. Residential areas with houses and streets are visible around the perimeter of the golf course. The overall scene is captured from a high angle, providing a comprehensive view of the landscape.

Joondalup Resort

Local Development Plan

January 2025

Local Development Plan



General Provisions

1. This Local Development Plan (LDP) has been prepared in accordance with Clause 19 (Additional Uses) of the City of Joondalup Local Planning Scheme No. 3 (LPS3), with No. 17 of Table 4 of LPS3 providing that Grouped Dwellings and Multiple Dwellings are Additional Uses at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site). This LDP applies to the development of Grouped Dwellings and/or Multiple Dwellings on the subject site.
2. In accordance with the Clause 1.2.2 of the Residential Design Codes Volume 2 – Apartments (R-Codes Volume 2), this LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2.
3. Unless provided for below, the provisions of the R-Codes Volume 2, LPS3 and any relevant State Planning Policy or Local Planning Policy, will apply.
4. As this LDP is a “due regard” document, variations to this LDP may be approved through a Development Application, provided that the development achieves the objectives of this LDP and the relevant Element Objectives of the R-Codes Volume 2, and any relevant State or Local Planning Policy (as applicable).

Design Objectives

5. The following Design Objectives are to be read in addition to the relevant Sections and associated Element Objectives of the R-Codes Volume 2. These Design Objectives are to be satisfied as part of the consideration of a Development Application, including where a variation to the Acceptable Outcomes of this LDP are proposed.

Enhanced Environment

6. Orienting the built form toward the view and optimising solar aspect.
7. Designing buildings to provide high levels of visual surveillance of the public realm.
8. Deliver an innovative response to sustainability particularly in relation to energy and water use which goes beyond business as usual.
9. Development to deliver landscape quality through:
 - a) An integrated landscape approach which merges the podium with the landscape and which promotes greening on balconies; and
 - b) Adequate in ground and on structure landscaping areas to facilitate planting of trees to contribute towards a high level of amenity of the development and public spaces.

Sensitive design

10. Integrating the proposed residential development with the existing amenity of the Joondalup Resort.
11. Building bulk and scale for Site A, to be broken down using two distinct built forms and design treatment including on-structure landscaping, horizontal and vertical articulation, and variations in colours and materials.
12. Finishes and materials to reflect the character of the golf course including render, limestone and timber.
13. Depth and detail is provided to all facades, with facades shaded in line with their orientation and differentiation between upper and lower floors.

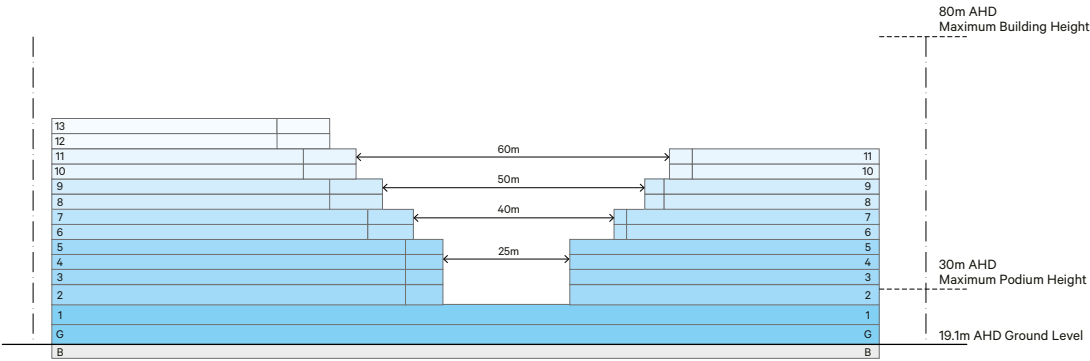
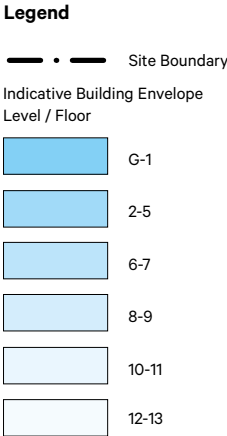
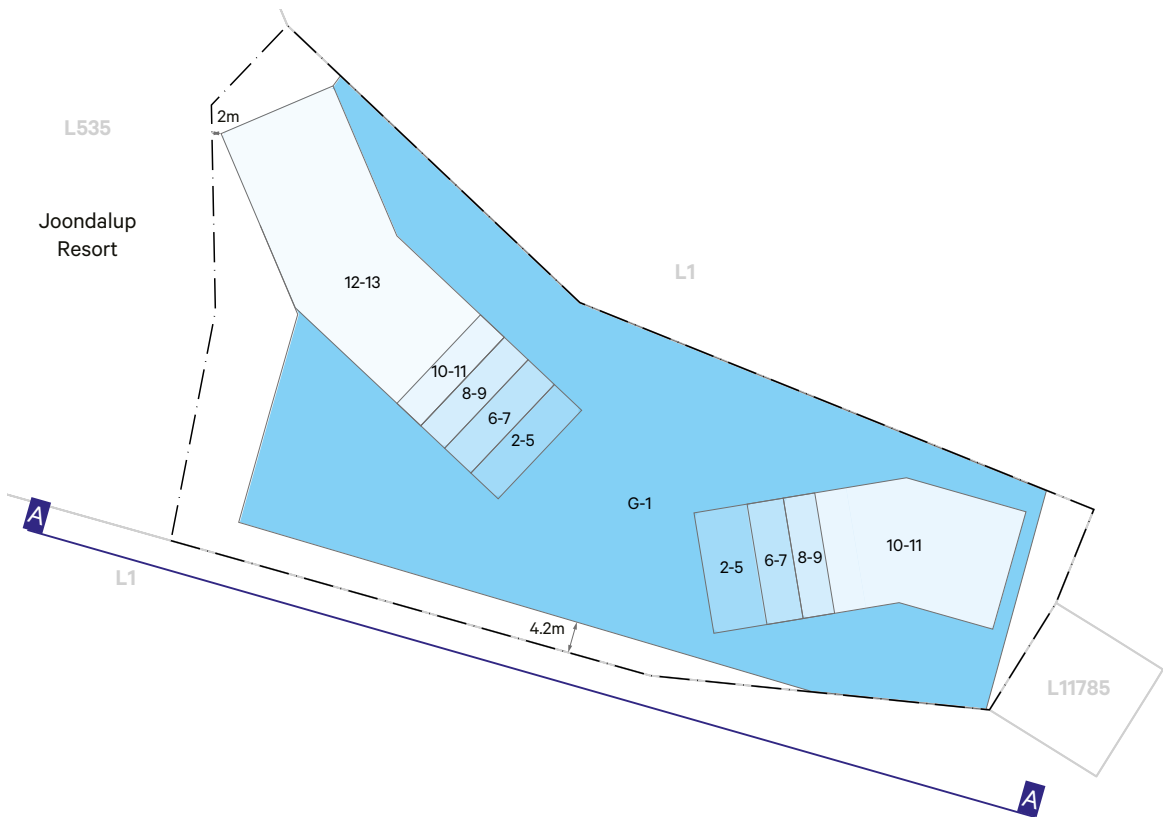
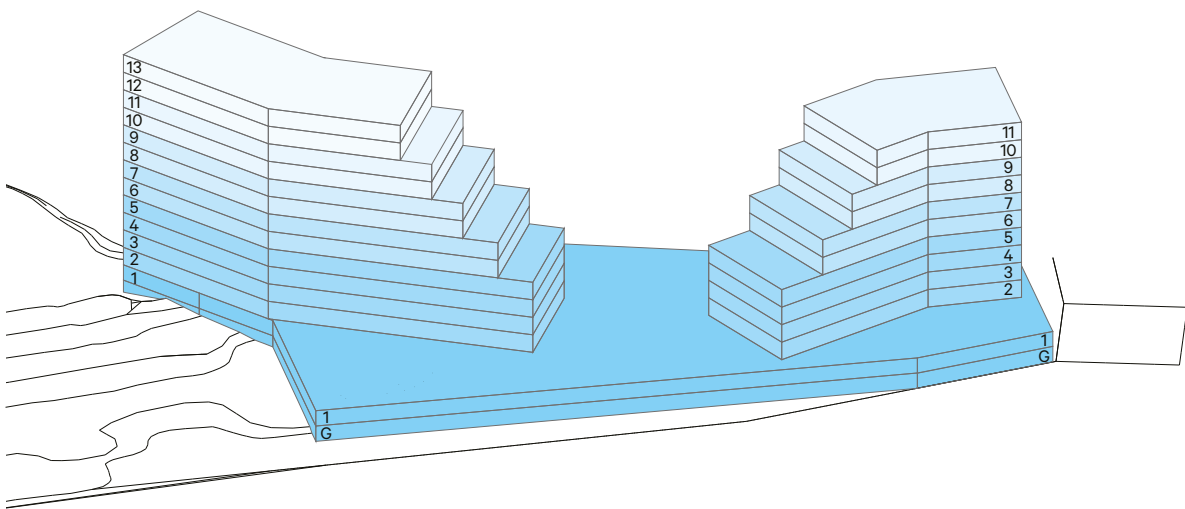
Safe and attractive place for living

14. Provide canopies for the pedestrian paths on the podium level.
15. Provide legible and safe movement of residents and visitors, as pedestrians and in vehicles to the proposed development and throughout the structure.
16. Retain and enhance the pedestrian network to link the developments to the existing hotel, club house and golf course.
17. Accessible to all.
18. Landscape frontages.

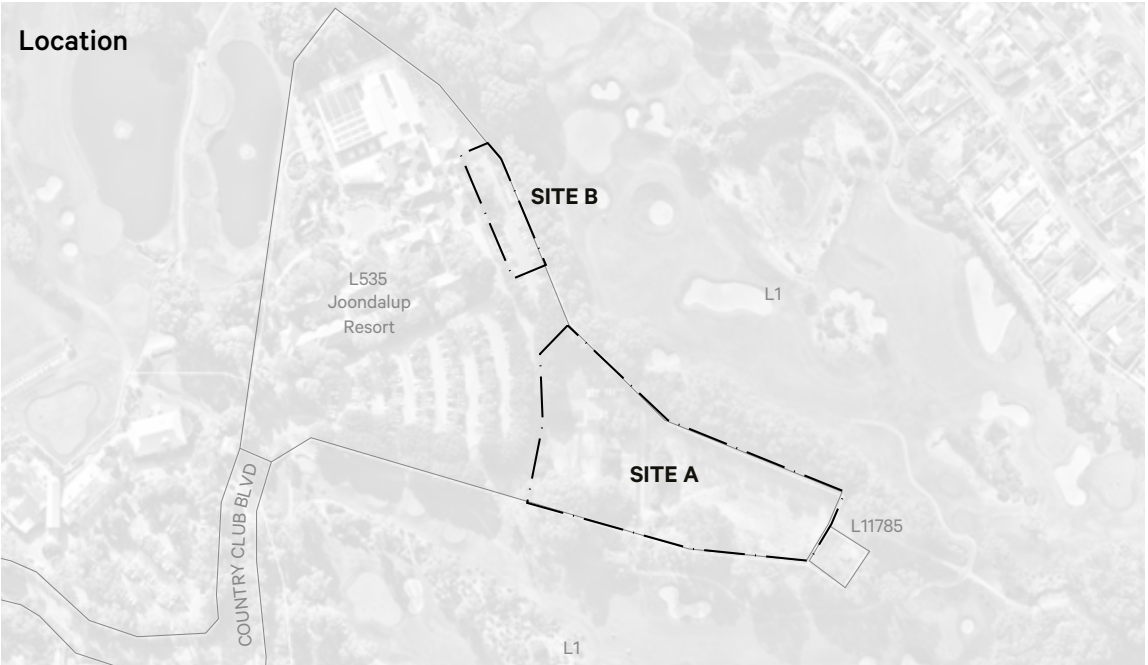
Thriving place with a sense of community

19. An integrated apartment lifestyle, integrated with existing hotel resort and golf club house that has history and existing presence in the community
20. Main podium of Site A provide lounges, meeting and reading areas for residents and resort guests.
21. All residents have access to facilities of resort.
22. Diversity of dwellings provided.
23. Street furniture, lawn areas and play areas will be provided.

Site A



Location

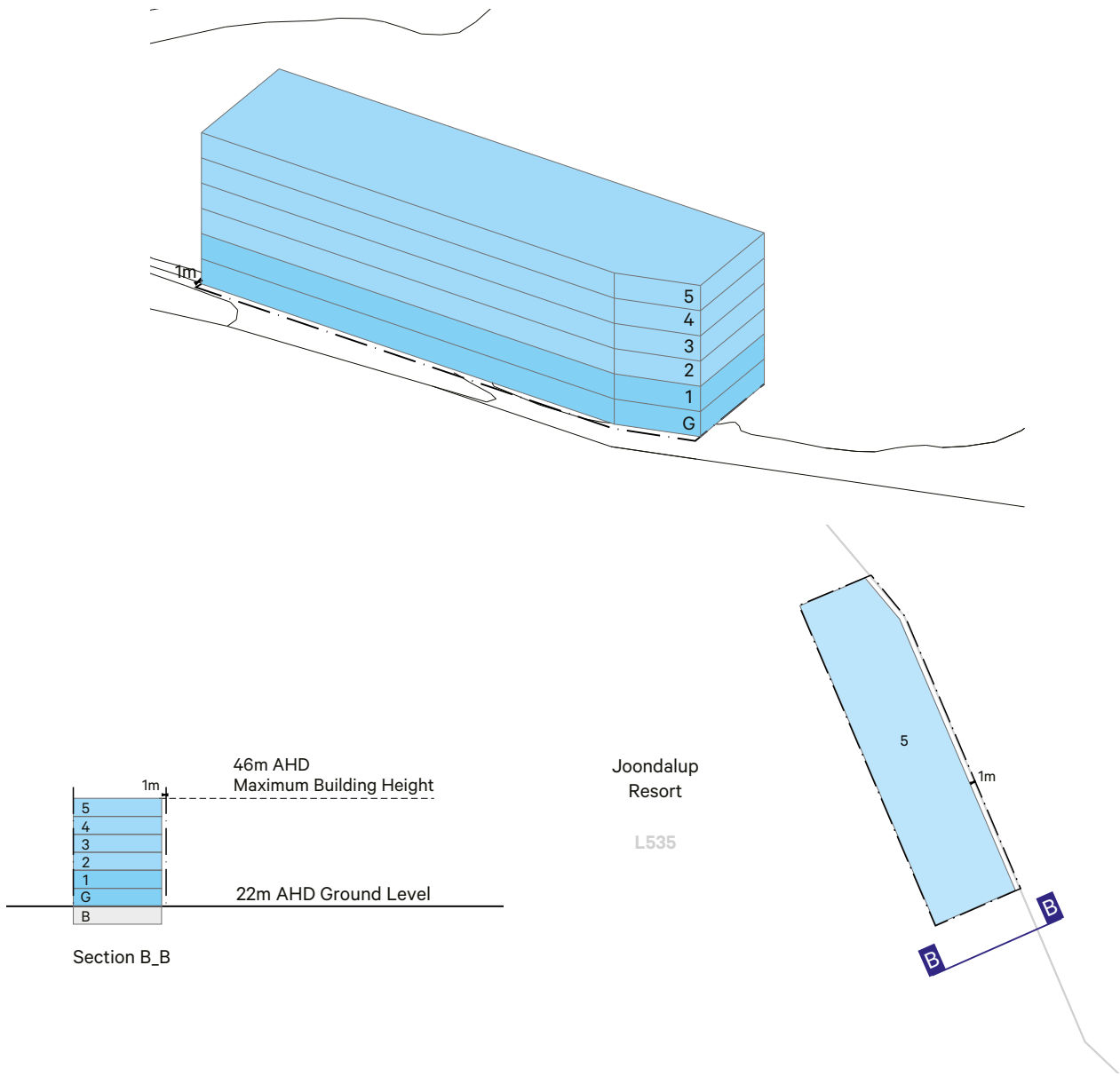


Development Controls

The development controls outlined in Table 1 – Primary Controls Site A and Table 2 Primary Controls Site B apply to the site and are to be read in conjunction with the corresponding diagrams on each page.

Primary Control Table - Site A		
Development Control	Requirement	
Building Height	Maximum Podium Height 30m AHD. Maximum Building Height of 80m AHD or 14 Storeys.	
Boundary Wall Height (Storeys)	2	
Minimum Primary Street Setback (Western Setback of Building Facing Car Park)	2 metres	
Minimum Side and Rear Setbacks (North, East and South Setbacks)	Nil	
Average Side Setback	N/A	
Plot Ratio	1.5	
Building Separation	Level	Separation (metres)
	G - 1	0
	2 - 5	25
	6 - 7	40
	8 - 9	50
	10 and above	60
Building Depth	Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to clauses 4.1 <i>Solar and daylight access</i> and 4.2 <i>Natural ventilation</i> of the Residential Design Codes Volume 2.	

Site B

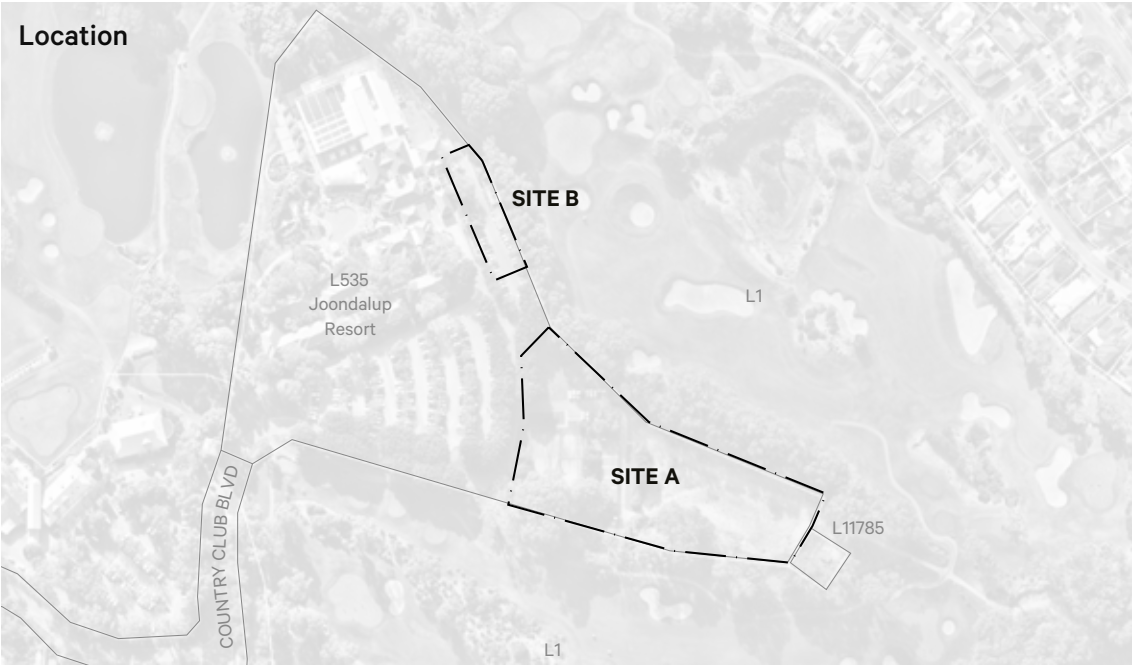
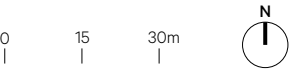


Legend

— • — Site Boundary

Indicative Building Envelope
Level / Floor

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<div></div>	2-5

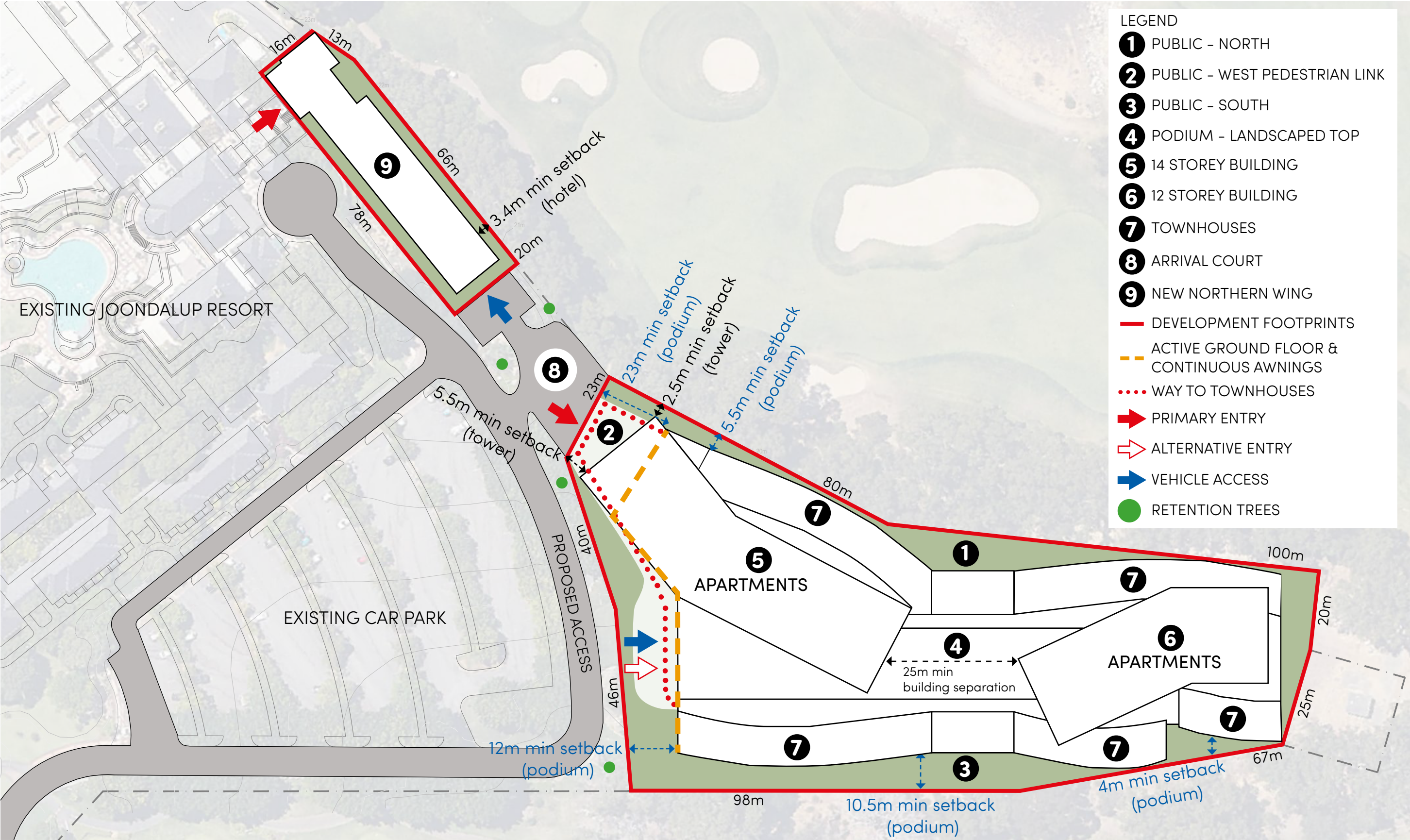


Development Controls

The development controls outlined in Table 1 – Primary Controls Site A and Table 2 Primary Controls Site B apply to the site and are to be read in conjunction with the corresponding diagrams on each page.

Primary Control Table - Site B	
Development Control	Requirement
Building Height	Maximum Building Height of 46m AHD or 6 Storeys. The maximum height includes all building plant and equipment, lift and stair overruns and roof terraces.
Boundary Wall Height (Storeys)	6
Minimum Primary Street Setback (Eestern Setback)	1 metre
Minimum Side and Rear Setbacks (North, East and South Setbacks)	Nil
Average Side Setback	N/A
Plot Ratio	1.5
Building Depth	Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to clauses 4.1 Solar and daylight access and 4.2 Natural ventilation of the Residential Design Codes Volume 2.

Masterplan



Perspective Views



element.

Level 18, 191 St Georges Tce, Perth WA 6000
T. (08) 9289 8300 – E. hello@elementwa.com.au

elementwa.com.au

Appendix 2 – Proposed Local Development Plan

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1851

847

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 535 ON PLAN 17167

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

JOONDALUP HOTEL INVESTMENTS PTE. LTD OF LEVEL 14/221 ST GEORGE'S TERRACE, PERTH
(T F152119) REGISTERED 1/4/1993

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE PLAN 17167.
2. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER, SEWERAGE OR DRAINAGE PURPOSES TO WATER AUTHORITY OF WA SEE PLAN 17167

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1851-847 (535/P17167)
PREVIOUS TITLE: 1851-845
PROPERTY STREET ADDRESS: 45 COUNTRY CLUB BVD, CONNOLLY.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP

