



LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- RESIDENTIAL R25
- RESIDENTIAL R40
- CORNER LOT DESIGN
- PRIMARY DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATION
- NO VEHICLE ACCESS
- UNIFORM ESTATE FENCING

This LDP has been approved by the City of Joondalup under clause 52 (1) (a) of Schedule 2 - Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, City of Joondalup Local Planning Scheme No. 3.

[Signature] _____ Date 7/9/2023

Note: This LDP is valid until 5 August 2031, being 10 years from the original approval date of 5 August 2021.

NORTH

Scale: 1:2500 @ A3

0 25 50 75m

PLAN: PACBB-4-006 REVISION: D
 DATE: 19/06/2023 DRAWN: JP
 PROJECTION: PCG 94 PLANNER: KG
 DATUM: AHD CHECK: JH



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LOCAL DEVELOPMENT PLAN REQUIREMENTS

This Local Development Plan (LDP) and requirements detailed below relate to the Western Australian Planning Commission (WAPC) approved subdivision of Lot 9028 Marmion Avenue, Burns Beach (WAPC Reference(s): 156568, 159269, 159851, 160429 & 163427) – relating to the Burns Beach Local Structure Plan's Northern Residential Precinct.

This LDP applies to the development of Single Houses only. Single Houses that are compliant with the provisions of this LDP and any relevant deemed-to-comply provisions of the Residential Design Codes (R-Codes) do not require an application for development approval. An application for development approval is required for Grouped Dwellings and Multiple Dwellings.

Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-Codes, and any other requirements of LPS3. For all other matters not addressed in the LDP, the requirements of the R-Codes, Burns Beach Structure Plan, local and state planning policies apply where relevant.

The proposed R-Codes densities as illustrated on the plan conform to the densities in the corresponding WAPC subdivision approval(s). These densities supersede those designated within the approved Burns Beach Local Structure Plan.

Amendment No.	Amendment Description	Date of Approval
1.	<ul style="list-style-type: none"> Amending the lot layout of the north-western residential cell to accord with WAPC approval 163427; Recoding the north-western residential cell from R60 to R40. Removal of all previously approved planning provisions relating to R60 coded lots (street setbacks, lot boundary setbacks, privacy and solar access). 	

This Local Development Plan amends/replaces/augments the following 'deemed-to-comply' provisions of the Residential Design Codes, in accordance with clause 7.3.1 of the R-codes.

Development Standard	'Deemed to comply' R-Codes Provision	Amend/ Replace/Augment	Local Development Plan 'deemed-to-comply' provision <i>NB. Provisions sourced from R-MD Codes unless otherwise stated below.</i>
Open Space and Outdoor Living Areas	5.1.4 C4 5.3.1 Table 1 – Provision 6	Replace	<ul style="list-style-type: none"> Minimum 10% of the lot area or 20m² (whichever is the <u>greater</u>), directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin covered areas. OLA has minimum 3m length or width dimension. No other R-Codes site cover standards apply.
Street Surveillance	5.2.3 C3.1, C3.2	Augment	<p>(Per Burns Beach LSP)</p> <p>All Corner lot dwellings must be designed to address both the primary and secondary street. This can be achieved by the following:</p> <ul style="list-style-type: none"> habitable rooms and major openings facing both the primary and secondary street. reducing the fencing along the secondary street boundary so that it is located at least 4m behind the front building line. open style fencing along the front portion of the secondary street boundary.
Building Height	5.1.6 C6 Table 3 – Maximum building heights	Replace	<p>(Per Burns Beach LSP)</p> <p>Dwellings shall be constructed to a maximum height of 2-storeys with loft areas within the roof space permitted.</p> <p>The maximum building height measured from natural ground level shall be:</p> <ul style="list-style-type: none"> Maximum wall height (with pitched roof) – 6.5m Maximum total height to roof ridge – 9.5m Maximum wall and total height (parapet wall with concealed roof) – 7.5m
Street Walls and Fences	5.2.4 C4	Replace	<p>(Per Burns Beach LSP)</p> <p>The maximum height of non-permeable front fencing, inclusive of retaining walls, is limited to 1.3m above the midpoint of the verge that it fronts and immediately adjacent to the lot.</p> <p>Any designated uniform estate fencing/retaining on private lots shall not be modified without written approval from the City of Joondalup and shall be maintained as visually permeable by landowners, where applicable.</p>
Site Works	5.3.7 C7.1	Replace	<p>(Per Burns Beach LSP)</p> <p>The ground lot level of each lot shall be +1/-0.5m from the level of the verge at the front of the lot, measured from the mid-point of the frontage of the lots.</p> <p>Lots with rear laneway access that are required to be accessed from the rear lane may be permitted to substitute +/- 2m in lieu of +1/-0.5m.</p>
Vehicular Access	5.3.5 C5.1	Augment	<p>Front-Loaded Lots</p> <p>Restricted vehicle access and/or designated garage locations apply to lots identified as shown on the Local Development Plan.</p> <p>Designated garage locations do not prescribe boundary walls, but reference the side of the lot to which the garage must be located to address site retaining, service infrastructure and other identified site constraints.</p> <p>Garages on corner lots are not mandated to be accessed from the secondary street.</p> <p>Rear Loaded (Laneway) Lots</p> <p>Where vehicular access is available from a dedicated rear laneway or internal private driveway, vehicular access and garage location must be from the rear laneway or internal private driveway.</p>

LOCAL DEVELOPMENT PLAN

Northern Design Precinct, BURNS BEACH Page 2 of 3

A Peet Limited Project

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Street Setbacks	5.1.2 C2.1 – C2.4 (inclusive)	Replace	<p>R-MD – 25 3.0m minimum, no average 1.5m to porch / veranda, no maximum length 1.5m minimum to secondary street</p>	<p>R-MD – 40 2.0m minimum, no average 1.5m to porch / veranda, no maximum length 1.0m minimum to secondary street Laneways: – 1.0m minimum to rear boundary (ground floor only). – 1.0m minimum visual truncation to garage opening.</p> <p>Nil setback to rear boundary (first floor).</p>
NB. Secondary Street setbacks shall apply to walls siding a Public Access Way (PAW) .				
Garage Setbacks	5.2.1 C1.1 - C1.5 (inclusive)	Augment	<p>All Front Loaded Lots 4.5m garage setback from the primary street and 1.5m from a secondary street. Garage setback to the primary street may be reduced to 4.0m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary. For front loaded lots with street frontages between 10.5m and 12m, double garage is permitted to a maximum width of 6m as viewed from the street: subject to:</p> <ul style="list-style-type: none"> – Garage setback a minimum of 0.5m behind the dwelling alignment; – A major opening to a habitable room directly facing the primary street; – An entry feature consisting of a porch or veranda with a minimum of 1.2m; and – No vehicular crossover wider than 4.5m where it meets the street. <p>Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging.</p> <p>All Rear Loaded (Laneway) Lots 1.0m garage setback to laneway</p>	
Lot Boundary Setbacks	5.1.3 C3.1, C3.2	Replace	<p>R-MD – 25 1.2m for wall height 3.5m or less with major openings 1.0m for wall height 3.5m or less without major openings Boundary Walls – to both side boundaries subject to:</p> <ul style="list-style-type: none"> – 2/3 length to one side boundary, – 1/3 max length to second side boundary for wall height 3.5m or less. 	<p>R-MD – 40 1.2m for wall height 3.5m or less with major openings 1.0m for wall height 3.5m or less without major openings Boundary Walls – to both side boundaries subject to:</p> <ul style="list-style-type: none"> – no maximum length to one side boundary, – 2/3 max length to second side boundary for wall 3.5m or less.
Privacy	5.4.1 C1.1	Replace	<p>R-MD – 25 R-Codes clause 5.4.1 C1.1 applies, however, the setback distances are:</p> <ul style="list-style-type: none"> – 3m to bedrooms and studies, – 4.5m to major openings to habitable rooms other than bedrooms and studies, and – 6m to unenclosed outdoor active habitable spaces. 	<p>R-MD – 40 Per R-MD – 25 provisions</p>
Solar Access for adjoining sites	5.4.2 C2.1, C2.2	Replace	<p>R-MD – 25 As per R-MD 40, however, if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.</p>	<p>R-MD – 40 – No maximum overshadowing for wall height less than 3.5m or less. – No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.</p>

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