







## Iluka Local Centre Local Development Plan no. 2

As provided in Part 6 of Schedule 2 - Deemed Provisions of the Planning and Development Regulations 2015, this Local Development Plan (LDP) sets out specific and detailed guidance for future development of the Iluka Local Centre.  
 This LDP amends / replaces / deletes the following 'deemed-to-comply' Residential Design Codes (R-Codes) development provisions, in accordance with clause 7.3.1 & 7.3.2 of the R-Codes as outlined below.

R-Code Design Element	Modification	Local Development Plan 'deemed-to-comply' provision (C)
6.1.1 Building size	Replace	C1 A maximum plot ratio of 1.6 applies. Development should result in a high level of amenity both internally within the site for residents, and externally in terms of its surrounding residential development by having due regard to the design principles and design guidance of SPP 7.3 Residential Design Codes Guidance for multiple dwelling and mixed use developments (Apartment Design)*
6.1.2 Building height	Amend	C2 Three storeys shall be permitted in all areas subject of this LDP. For the purposes of this LDP, the maximum permitted building height for any three storey development shall not exceed 10.5 metres from natural ground level to the satisfaction of the City.
6.1.3 Street setback	Augment	C3.3 To achieve the Active Frontage 'main street' design elements, the O'Mara Boulevard street setback may be reduced to Nil. C3.4 All development shall be setback a minimum of 2 metres from all street boundaries, excluding O'Mara Boulevard and Burns Beach Road.
6.1.4 Lot boundary setbacks	Replace	C4.3 A wall may have a nil setback to internal lot boundaries, if it has a maximum height as set out in this LDP and a maximum length of two-thirds the length of the boundary.
6.1.5 Open Space	Augment	C5 Open space is to be provided at a minimum of 30% of the site area and should comprise communal open space and deep soil areas in accordance with the design guidance of State Planning Policy 7.3 - Residential Design Codes Guidance for multiple-dwelling and mixed use development.
6.3.5 Vehicle Access	Augment	C5.5 Vehicle access points shall be located as marked on the plan.
6.4.3 Dwelling Size	Replace	Only applies to the southern portion as marked on the plan and legend C3.1 For development that caters for Aged Person Dwellings (persons over 55 years old), diversity in unit types requirements do not apply.

LDP General Notes	Local Development Plan design detail
Active Frontage	Building Frontage which is designed for ground floor uses that promote activity on the street and is level with the verge. A minimum of 800sqm of non-residential floorspace shall be provided in the LDP area as marked on the plan. The O'Mara Boulevard frontage is to include design elements such as footpaths, weather protection, clear glazing, alfresco dining and on-street parking, where applicable, which will contribute toward activation and the creation of a 'main-street' pedestrian friendly environment.
Staging	The LDP area may be developed in stages or separate lots. Should this occur, the LDP provisions only apply to the extent that they relate to the stage or lot area being developed.
Lot Boundary Walls - Aesthetic Treatments	If constructed in stages, development with exposed lot boundary walls are to be aesthetically treated to minimise their visual impact until such time as the later stages are constructed.
Non-residential Building Street Setbacks	Non-residential buildings may be setback at nil to the O'Mara Boulevard to achieve an active frontage 'main street' design element.

### LEGEND

-  SUBJECT LAND
-  INDICATIVE LOT BOUNDARY
-  ACTIVE FRONTAGE
-  PREFERRED PRIMARY VEHICLE ACCESS POINT
-  PREFERRED SECONDARY VEHICLE ACCESS POINT
-  REPLACEMENT OF DWELLING SIZE DESIGN ELEMENT ONLY APPLIES TO SOUTHERN PORTION OF LDP, AS MARKED ON PLAN (refer 6.4.3 above)

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 District Planning Scheme No. 2

Date: 16/07/2018 ..... Signature: 