PROVISIONS:

Unless otherwise defined on this Local Development Plan, all development shall be in accordance with the *City of Joondalup Local Planning Scheme No. 3*, The *Residential Design Codes of WA* (the 'R-Codes') and the *Camberwarra Local Structure Plan*.

GENERAL

1. The requirements of the R-Codes and *Camberwarra Local Structure Plan* are varied as shown on the Local Development Plan.
2. Single Houses that comply with this Local Development Plan do not require development approval.

BOUNDARY SETBACKS

3. A 2.0 metre minimum primary street setback applies to Currajong Crescent replacing clause 6.3.1.1.a dot point one of the Camberwarra *Local Structure Plan*.
4. Nil side setbacks to boundaries are permitted, with no maximum length to both side boundaries replacing clause 6.3.1.2.a dot point one of the *Camberwarra Local Structure Plan*.
5. Boundary walls shall not be higher than 3.5 metres replacing clause 6.3.1.2.a dot point three of the *Camberwarra Local Structure Plan*.

GARAGES/CARPORTS

6. Garages / Carports are to be located as designated.
7. Garages / Carports are to be setback a minimum of 4.0 metres from Summit Lane modifying the the 1.5 metre setback as contained in clause 6.3.1.3.a of the *Camberwarra Local Structure Plan*.

   Note: Garage / Carport setbacks should be determined on a site specific basis and may require greater than the minimum identified where constrained by topography and retaining wall locations.

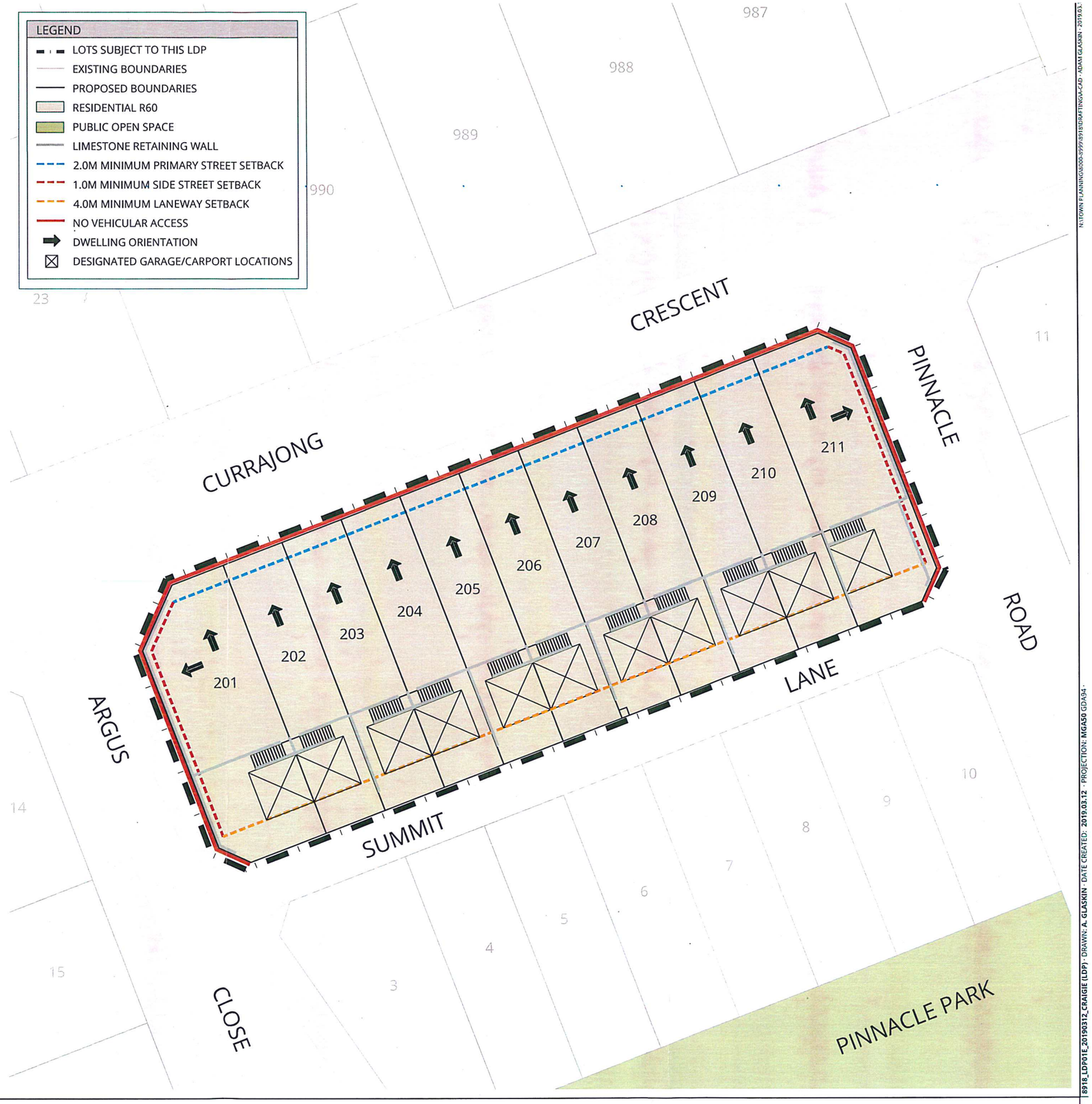
FENCING

8. Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence replacing clause 6.1.6.b of the *Camberwarra Local Structure Plan*.

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

Signature: _____

Date: 14/3/2019



CURRAJONG LOCAL DEVELOPMENT PLAN

LOTS 201 - 211 CURRAJONG CRESCENT

THE RISE, CRAIGIE

NORTH

0 12.5 m

SCALE @ A3: 1:500

8918-LDP-01-E

ROWE GROUP DESIGN

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8918_LDP01E_20190312_CRAIGIE (LDP) - DRAWN: A. GLASKIN - DATE CREATED: 2019.03.12 - PROJECTION: MGA50 GDA94 -