

Legend

- LOTS SUBJECT TO THIS LDP
- 7** PROPOSED LOT NUMBERS
- RESIDENTIAL R80
- FUTURE AGED-CARE
- FUTURE MIXED-USE
- VEHICLE ACCESS RESTRICTIONS
- UNIFORM FENCING
- 2m PRIMARY SETBACK
- 1m SECONDARY SETBACK
- 1m LANEWAY SETBACK
- X DESIGNATED GARAGE LOCATIONS
- FOOTPATH LOCATION
- PRIMARY DWELLING ORIENTATION
- SECONDARY DWELLING ORIENTATION
- INDICATIVE RETAINING WALLS
- 1m MINIMUM UPPER STOREY SETBACK

This Local Development Plan has been approved by the City of Joondalup under Clause 52 (1)(a) of the deemed provisions (Schedule 2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature: _____ Date: _____



LOCAL DEVELOPMENT PLAN REQUIREMENTS

This Local Development Plan ('LDP') applies to all lots contained within the development of Lot 9001 Sunlander Drive Currambine (Stages 1 and 2). The requirements detailed below relate to the Western Australian Planning Commission (WAPC) approved subdivision of Lot 9001 Sunlander Drive, Currambine (WAPC Reference(s): 159928 and 161316).

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 LPS 3. For all other matters not addressed in this LDP, the requirements of the R-Codes, 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).

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 Standards | 'Deemed to Comply' R-Codes Provisions | Amend/ Replace/ Augment | Local Development Plan 'Deemed-to-comply' provision |
|--|--|-------------------------|---|
| Street Setbacks | 5.1.2 C2.1 – C2.4 | Replace | The following street setbacks apply: <ul style="list-style-type: none"> - 2.0m minimum to primary street; no average. - 1.0m to porch / veranda, no maximum length. - 1.0m minimum to secondary street. - 1.0m minimum to laneway. |
| Lot Boundary Setback | 5.1.3 C3.1, C3.2 | Replace | Except where a boundary setback is shown in this LDP, boundary walls may be built behind the street setback, to both side boundaries to no maximum length and a maximum height of 7.0m. Boundary walls, or portions of boundary walls, which are visible from the public realm or adjoining lots are to be finished appropriately in a colour / style consistent with the dwelling façade. The use of face brick is an acceptable finish, where the use of mortar joints such as concave finish or flat is used, and the bricks being cleaned appropriately. Where a wall contains a major opening, the wall must be setback a minimum of 1.0m from the lot boundary. |
| Open Space and Outdoor Living Areas | 5.1.4 C4 5.3.1 Table 1 – Provision 6 | Replace | The following open space provisions apply; <ol style="list-style-type: none"> a. An outdoor living area ('OLA') with an area of 10% of the lot size or 20m², whichever is the greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. b. The 'OLA' has a minimum 3.0m length or width dimension. c. At least 70% of the 'OLA' must be uncovered and includes areas under eaves which adjoin uncovered areas. d. No other R-Codes site cover standards apply |

| Development Standards | 'Deemed to Comply' R-Codes Provisions | Amend/ Replace/ Augment | Local Development Plan 'Deemed-to-comply' provision |
|---|---------------------------------------|-------------------------|---|
| Building Height | 5.1.6 C6 | Replace | A minimum building height of two (2) storeys applies to all lots. |
| Garage Setbacks | 5.2.1 C1.1 – C1.5 | Augment | For Lots 9 – 15 and 24, garages are to be setback a minimum of 3.0m from the primary street. For Lots 14, 24 and 30, garages are to be setback a minimum of 1.5m from the secondary street. For all other lots, garages are to be setback a minimum of 2.0m from the primary street. |
| Landscaping | 5.3.2 C2.1 | Replace | For front loaded and cell end lots only, the street setback area is to include a minimum of 30% landscaping which is not to consist of any impervious surfaces (being brick and other solid paving, artificial turf and concrete). This may be reduced to 20% for Lots 8, 14, 16, 24 and 30 only where a 6.0m wide driveway is required for access purposes. |
| Vehicular Access | 5.3.5 C5.1 | Augment | Garages are to be located in accordance with the nominated location on the plan. Double garages are permitted on all lots where: a. Minimum of 50% of the upper storey or balcony overhangs the garage by a minimum of 0.5m. b. A major opening to a habitable room is directly above the garage façade. c. The entrance to the dwelling is clearly visible from and fronts the primary street. A crossover up to 4.5m in width is permitted on all lots where a double garage is permitted, with the exception of rear loaded lots and Lots 8, 14, 16, 24 and 30 where a maximum crossover width of 6.0m applies. |
| Privacy | 5.4.1 C1.1 | Replace | No privacy provisions apply. |
| Solar Access for Adjoining Sites | 5.4.2 C2.1, C2.2 | Replace | No maximum overshadowing provisions apply. |
| External Figures, Utilities and Facilities | 5.4.4 C4.1 – C4.7 | Augment | Refuse / storage areas are to be located within garages and/or screened from view from the public realm. |