

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: *[Signature]* Date: 26/10/2022



LOCAL DEVELOPMENT PLAN REQUIREMENTS

This Local Development Plan ('LDP') applies to all lots contained within the development of Lot 9001 Sunlander Drive Currumbine (Stages 1 and 2). The requirements detailed below relate to the Western Australian Planning Commission (WAPC) approved subdivision of Lot 9001 Sunlander Drive, Currumbine (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. For Lot 83, the provisions of the R-Codes apply to the southern boundary only. Where a wall does not contain major openings at the ground or upper floor, the wall may be setback a minimum of 1.0m from the lot boundary.
Open Space	5.1.4 C4 Table 1 – Provision 6	Replace	A minimum open space requirement of 25% applies to Lots 1 – 7, 49 – 58 and 60 – 72.
Building Height	5.1.6 C6	Replace	A minimum and maximum building height of two (2) storeys applies to all lots.

Development Standards	'Deemed-to-Comply' R-Codes Provisions	Amend/ Replace/ Augment	Local Development Plan 'Deemed-to-Comply' Provisions
Garage Setbacks	5.2.1 C1.1 – C1.5	Replace	<p>For Lots 9 – 13, 15 and 24, garages are to be setback a minimum of 3.0m from the primary street. For all other lots, garages are to be setback a minimum of 2.0m from the primary street.</p> <p>For Lots 24 and 30, the garage is to be setback a minimum of 2.0m from the secondary street. For Lot 14, the garage is to be setback a minimum of 3.0m from the secondary street.</p> <p>Garages are to be setback in line or behind the dwelling alignment.</p> <p>For all laneway lots, garages are to be setback a minimum of 1.0m from the laneway.</p>
Garage Width	5.2.2 C2	Replace	<p>Double garages are permitted on all lots to a maximum width of 6.0m where:</p> <ul style="list-style-type: none"> 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.
Street Surveillance	5.2.3 C3.2	Augment	<p>Buildings located on corner lots are to address the primary and secondary street frontages with articulated building facades and provide a minimum of one (1) major opening to each street frontage to provide passive surveillance.</p> <p>Secondary street elevations should be generally consistent with the external colours and finishes of the primary elevation.</p>
Fencing	5.2.4 C4.1	Augment	<p>Fencing to secondary street elevations is to be visually permeable above 1.2m of natural ground level, except where located adjacent to the primary outdoor living area where solid fencing is permitted to a maximum length of 4.0m.</p>
Landscaping	5.3.2 C2.2	Augment	<p>For all lots where vehicular access is taken from the primary street, 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).</p>
Vehicular Access	5.3.5 C5.1 and C5.3	Augment	<p>Garages are to be located in accordance with the nominated location on the plan.</p> <p>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.</p> <p>Driveways may be located closer than 0.5m from a side lot boundary.</p> <p>Driveways may be located closer than 6.0m to a street corner where the garage is located as close to the lot boundary opposite the corner truncation as possible.</p>
Visual Privacy	5.4.1 C1.1	Replace	<p>For Lots 73 – 79, the visual privacy provisions of the R-Codes apply to the rear of the dwellings.</p> <p>For Lot 83, the visual privacy provisions of the R-Codes apply to the southern and rear boundaries of the lot.</p> <p>For all other lots within the LDP, no visual privacy provisions apply.</p>
External Fixtures, Utilities and Facilities	5.4.4 C4.1 – C4.7	Augment	<p>Refuse / storage areas are to be located within garages and/or screened from view from the public realm.</p>