

Legend

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

Endorsement Table

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.

Date: _____

Signature: _____
City of Joondalup



SUBJECT TO WAPC APPLICATION REF 159759

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*DISCLAIMER- Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

PROVISIONS

This Local Development Plan ('LDP') applies to all lots contained within the development of Lot 1 Sunlander Drive Currambine.

Unless otherwise defined on this LDP, 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 Currambine Village – Burns Beach Road L9018 – L9019 Structure Plan (the 'Structure Plan').

Development which meets the deemed-to-comply provisions of this LDP does not require a Development Application as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

GENERAL

1. The requirements of the R-Codes are varied as shown on this LDP.
2. Consultation with adjoining or other landowners to achieve a variation to the R-Codes which is addressed under this LDP is not required.
3. Minor variations to the requirements of this LDP may be approved by the City of Joondalup, at its discretion.

STREET SETBACK

4. Dwellings are to be setback a minimum of 2.0m from the primary street.
5. A portico, verandah or balcony, associated column/ piers may project into the front setback area to a maximum of 1.0m.
6. For Lots 50 – 57, garages are to be setback 3.0m, from the primary street.
7. For all other lots, garages are to be setback 2.0m from the primary street.

BOUNDARY WALLS

8. Except where a boundary setback is shown in this LDP, boundary walls may be built behind the street setback, up to two side boundaries to a maximum height of 7.0m.
9. 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.

BOUNDARY SETBACKS

10. Where a wall contains a major opening, the wall must be setback a minimum of 1.0m from the lot boundary.

BUILDING HEIGHT

11. A minimum building height of two (2) storeys applies to all lots.

GARAGE AND ACCESS

12. No carports are permitted.
13. Garages are to be located in accordance with the nominated location on the plan.
14. Garages shall be designed such that the colour and style is consistent with the dwelling
15. Double garages are permitted on all lots where:
 - a. A minimum of 50% of the upper storey or balcony overhangs the garage by a minimum of 0.5m; and
 - b. A major opening to a habitable room is directly above the garage façade; and
 - c. The entrance to the dwelling is clearly visible from and fronts the primary street.
16. A crossover up to 4.5m in width is permitted on all front loaded lots. Lots 42-49, 55, 57, 65 & 79 can have standard driveway widths.

OPEN SPACE

17. All lots must provide an outdoor living area which is directly accessible from a primary living area of the dwelling and which complies with the following;
 - a. Outdoor living areas on the ground floor are required to be a minimum of 10% of the total lot size or 20m², whichever is greater with a minimum dimension of 3.0m and may be located within the primary street or secondary street setback area subject to suitable screening in accordance with Clause 5.2.4 Street Walls and Fences; or
 - b. Balconies are permitted in addition to any ground level courtyard, with no maximum permanent roof cover requirements, where the balcony is orientated towards and addresses the street.
 - c. At least 70% of the ground level courtyard outdoor living area must be uncovered and includes areas under eaves which adjoin uncovered areas.
18. Balconies can be located within the primary street setback area.
19. No other open space provisions apply.

BUILDING DESIGN – SECONDARY ELEVATIONS

20. Secondary street elevations should be generally consistent with the external colours and finishes of the primary elevation.
21. Buildings located on the corner lot are to address both the primary and secondary street elevations.

ROOF DESIGN

22. Roofs must be 5-degree or greater on a skillion roof.

STORAGE AND REFUSE

22. Refuse / storage areas are to be located within garage and/or adequately screened from view of the public realm.