



**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).

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.

**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
<b>Street Setbacks</b>	5.1.2 C2.1 – C2.4	Replace	The following street setbacks apply: <ul style="list-style-type: none"> <li>- 2.0m minimum to primary street; no average.</li> <li>- 1.0m to porch / veranda, no maximum length.</li> <li>- 1.0m minimum to secondary street.</li> <li>- 1.0m minimum to laneway.</li> </ul>
<b>Lot Boundary Setback</b>	5.1.3 C3.1, C3.2	Replace	For lots subject to a minimum and maximum two storey height limit, 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.  For lots subject to a maximum single storey building height limit (Lots 1-13 and 39-49) boundary walls behind the street setback must not exceed 3.5m in height.  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 49, 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.
<b>Open Space</b>	5.1.4 C4 Table 1 – Provision 6	Augment	A minimum open space requirement of 25% applies to Lots 14-23, 26-38 and 142-148.
<b>Landscaping</b>	5.3.2 C2.2	Augment	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).
<b>Building Height</b>	5.1.6 C6	Replace	A minimum and maximum building height of two (2) storeys applies to all lots, excluding the following lots:  Lots 1-13 and 39-49 which must be single (1) storey.  Lot 184 may be single (1) or two (2) storeys.

Development Standards	'Deemed-to-Comply' R-Codes Provisions	Amend/ Replace/ Augment	Local Development Plan 'Deemed-to-Comply' Provisions
<b>Garage Setbacks</b>	5.2.1 C1.1 – C1.5	Replace	<p>For all lots, other than those listed below, garages are to be setback a minimum of 2.0m from the primary street.</p> <p>For all laneway lots (14-38, 142-149, 165) garages are to be setback a minimum of 1.0m from the laneway.</p> <p>For lots, 150-154 and 156 garages are to be setback a minimum of 3.0m from the primary street.</p> <p>For lots 155 and 157, garages are to be setback a minimum of 3.0m from the secondary setback</p> <p>For lots 1-13, garages are to be setback a minimum of 1.0m from the secondary street.</p> <p>For lots 39-49 garages are to be setback a minimum of 4.5m from the primary street.</p>
<b>Garage Width</b>	5.2.2 C2	Replace	<p>For all lots subject to a minimum and maximum two storey height limit, all garages are permitted to a maximum width of 6.0m where:</p> <ul style="list-style-type: none"> <li>a. Minimum of 50% of the upper storey or balcony overhangs the garage by a minimum of 0.5m.</li> <li>b. A major opening to a habitable room directly above the garage façade.</li> <li>c. The entrance to the dwelling is clearly visible from and fronts the primary street.</li> </ul> <p>For Lots 39, 48 and 49, garages are permitted up to a maximum width of 6.0m where:</p> <ul style="list-style-type: none"> <li>a. A major opening to a habitable room is directly facing the primary street is provided; and</li> <li>b. The entrance to the dwelling is clearly visible and fronts the primary street.</li> </ul> <p>For lots 1-13 garages are permitted up to a maximum width of 6.0m.</p> <p>For lots 40-47 garages are permitted up to a maximum width of 3.0m.</p>
<b>Street Surveillance</b>	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. Secondary street elevations should be generally consistent with the external colours and finishes of the primary elevation.</p>
<b>Fencing</b>	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> <p>For Lots 1-13, fencing to the primary street elevation fronting Citadel Way must be visually permeable above 1.2m for the entire length of the boundary as measured from the midpoint of the verge. This height includes the height of any retaining wall.</p> <p>Any fencing installed by the developer in accordance with the engineering plan approved by the City, shall not be altered or modified without the approval of the City of Joondalup.</p>
<b>Vehicular Access</b>	5.3.5 C5.1 and C5.3	Augment	<p>Garages are to be located in accordance with the nominated location on the plan. A crossover up to 4.5m in width is permitted on all front loaded lots and a crossover up to 6.0m is permitted on all side and rear loaded lots.</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>
<b>Visual Privacy</b>	5.4.1 C1.1	Replace	<p>For Lot 14, the visual privacy provisions of the R-Codes apply to the western boundary only.</p> <p>For Lot 183, the visual privacy provisions of the R-Codes apply to the eastern boundary only.</p> <p>For Lot 184, the visual privacy provisions of the R-Codes apply.</p> <p>For all other lots within the LDP, no visual privacy provisions apply.</p>
<b>External Fixtures, Utilities and Facilities</b>	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>