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Location plan
3 Lochnagar Way
Kinross

31/07/2018

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LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission (WAPC) approved subdivision development of Lot 9021 MacNaughton Crescent, Kinross (WAPC Ref: 155167).

The development standards contained in the Local Development Plan (LDP) apply in addition to those development requirements of the City of Joondalup's *District Planning Scheme No. 2 (DPS2)* and any relevant planning policy effective under DPS2, the *Residential Design Codes (R-Codes)* and *Medium-Density Single House Development Standards – Development Zones (R-MD Codes)*.

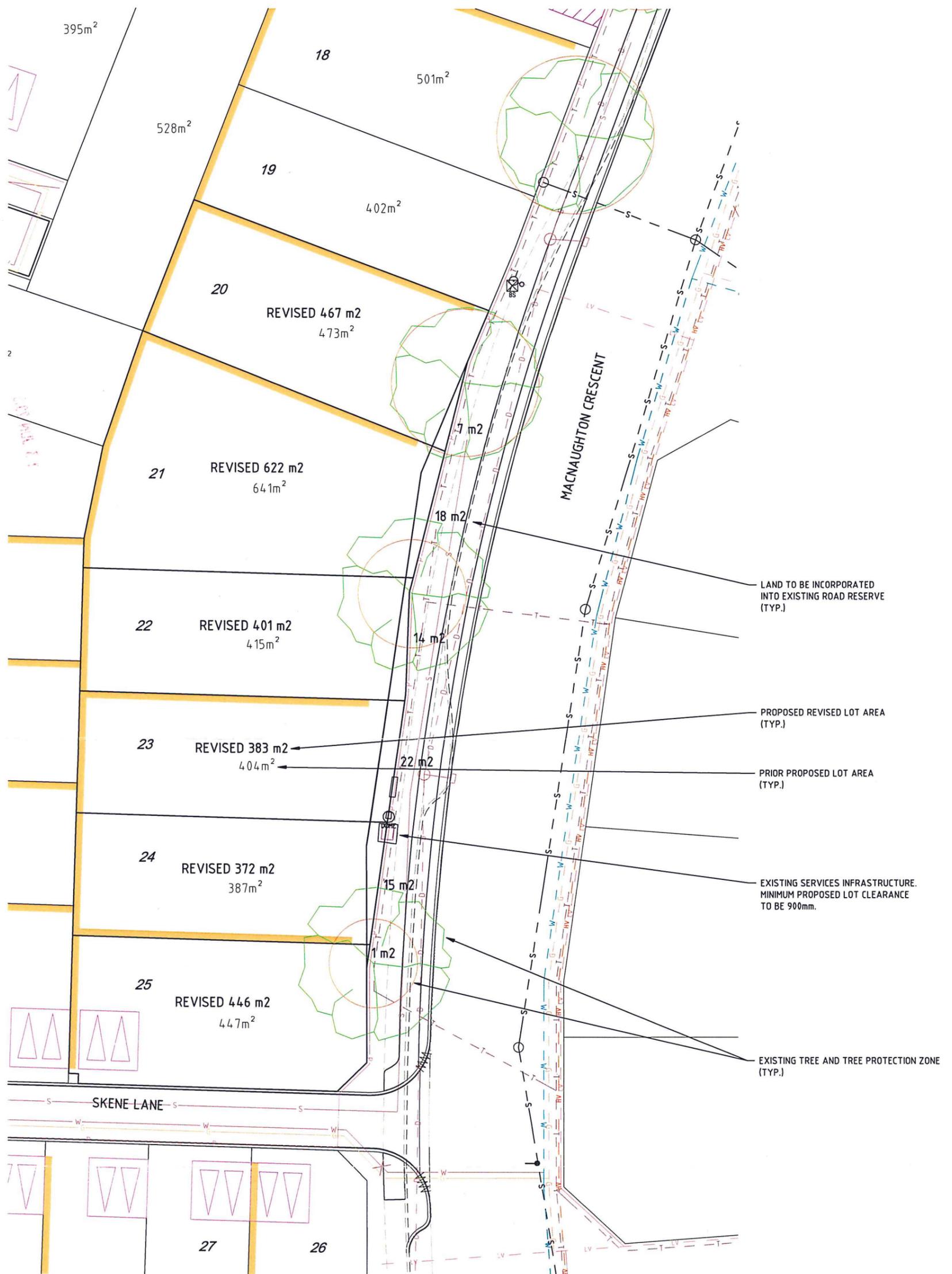
Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-MD Codes, the R-Codes and any other requirements of DPS2. The requirements of the R-MD Codes shall generally prevail, with the R-Codes and DPS2 to be satisfied in all other matters.

Single Houses that are entirely compliant with the provisions of this LDP, the City's *Medium-density Single House Development Standards Local Planning Policy*, and any relevant deemed-to-comply provisions of the R-Codes, do not require development approval.

For the remainder of the broader subdivision area (WAPC 155167), the requirements of the R-MD Codes generally prevail, and with the R-Codes and DPS2 to apply for all other matters.

This Local Development Plan augments the following: **Medium-density single house development standards – Development Zones (R-MD Codes) and Residential Design Codes (R-Codes)**

Relevant Development Standard (R-Codes) being amended:	Local Development Plan 'Deemed-to-Comply' Provision	Minimum	Notes
1. BUILDING SETBACKS			
R-MD Codes - Street Setback and Front Fences <i>R-MD - 25</i> 3m minimum / no average 1.5m to porch/veranda no maximum length. 1.5m minimum to secondary street. <i>R-MD - 40</i> 1.0m minimum to secondary street.	a) As per R-MD Codes, unless to provide minimum clearance (radius) to a tree protection zone (TPZ) as annotated on the LDP.	Subject to TPZ	Applies to specified lots with a boundary frontage to MacNaughton Crescent and/or Lochnagar Way.
R-MD Codes - Lot Boundary Setback <i>Boundary Setbacks:</i> 1.2m for wall height 3.5m or less with major openings. 1m for wall height 3.5m or less without major openings.	b) Dwelling Setback to Public Open Space (Lots 26 – 31):	3.0m	An alfresco, verandah and/or balcony is permitted a 2.0m minimum setback. Lot 31 is permitted a 1.5m setback for the portion of the side boundary abutting Public Open Space. Larger dwelling setbacks may apply to specified lots to provide minimum clearance (radius) to a tree protection zone as annotated on the LDP.
R-MD Codes - Garage Setback and width and vehicular access <i>Rear Load:</i> 0.5m garage setback to laneway	c) Garage Setbacks to 'Dual Frontage' Lots (Lots 26 – 31 Only):	1.5m	A minimum garage setback applies to Lots 26 – 31 to ensure suitable driveway grades and to enhance the laneway streetscape.
2. UNIFORM ESTATE FENCING			
R-MD Codes - Street Setback and Front Fences <i>R-MD – 25, R-MD – 30 and R-MD – 40</i> 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.	a) All developer provided fencing with a common boundary to Public Open Space shall be visually permeable 1100mm above the finished lot level, unless otherwise notated on the LDP.		All developer provided fencing on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.
3. BUILDING FORM AND ORIENTATION			
R-Codes – Part 5 5.2.3 Street Surveillance. C3.1 and C3.2	a) 'Dual-Frontage' Lots (Lots 26 – 31) shall provide: i. The main entry and a habitable room window fronting and clearly visible from the laneway. ii. articulated elevations to both the laneway and Public Open Space frontages, including variations in roof pitch, blade wall or portico, or an alternative architectural feature; so both elevations present as a front elevation of the dwelling; and i. a habitable room window to a living space <u>and</u> an outdoor living area (i.e. verandah/alfresco) fronting the Public Open Space.		Nil
4. VEHICLE ACCESS AND GARAGES			
R-Codes – Part 5 5.3.5 Vehicular access: C5.1	a) Vehicle access is not permitted in the locations annotated on the LDP as 'No Vehicular Access'. b) All crossovers and driveways shall provide minimum clearance (radius) to tree protection zones as annotated on the LDP.		Mandatory crossover and garage locations apply to specified lots as annotated on the LDP to address site restrictions. Mandated garage setbacks also apply wherever specified (refer Provision 1a and 1c).



NOTE:
 ALL TREES TO BE REMOVED ARE SUBJECT TO THE CONTRACTOR LIAISING WITH THE SUPERINTENDENT AND THE LOCAL AUTHORITY. NO TREES TO BE REMOVED WITHOUT PRIOR APPROVAL.
 THE TREE PROTECTION ZONE (TPZ) OF ALL RETAINED TREES/VEGETATION IS TO BE FENCED AND TREATED IN ACCORDANCE WITH AS 4970 AT ALL TIMES DURING CONSTRUCTION.
 AS PER AS 4970, THE RADIUS OF THE TPZ IS DETERMINED FOR EACH TREE BY EQUATION: TPZ = DBH x 12.
 WHERE DBH = TRUNK DIAMETER MEASURED AT 1.4m ABOVE GROUND. A TPZ SHOULD NOT BE LESS THAN 2m NOR GREATER THAN 15m.

WARNING
 EXISTING SERVICES
 ALL EXISTING SERVICES TO BE LOCATED AND IDENTIFIED PRIOR TO CONSTRUCTION AND PROTECTED AT ALL TIMES THROUGH THE CONSTRUCTION PHASE.



WAPC No. 155167



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No.	DATE	DRAWN	APPROVED	AMENDMENT
A	17-5-18	NJW	CCB	LOTS 20 TO 25 REVISED TO SUIT EXISTING SERVICES.

CLIENT
PEET

DESIGNED: NJW
 CHECKED: CCB
 APPROVED: C.C.BITMEAD
 DATE: 17-5-2018

DRAWN: NJW
 CHECKED: CCB

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PROJECT	LOT 9021 MACNAUGHTON CRESCENT, KINROSS
TITLE	LOTS 20 TO 25 MACNAUGHTON CRESCENT REVISED TO SUIT EXISTING SERVICES
DRAWING NUMBER	2338-SK-002
ISSUE	A

**DRAFT LOCAL DEVELOPMENT PLAN
(MACNAUGHTON CRESCENT STRUCTURE PLAN)
City of Joondalup recommended modifications**

NO.	Provision	Issue	Recommended modifications
	Text to LDP	<ul style="list-style-type: none"> - In the first sentence on page 2, the word “development” does not relate to the WAPC approval. - The terms “City of Joondalup’s <i>District Planning Scheme No. 2 (DPS2)</i>” and “DPS2” do not provide for the imminent coming into effect of the City’s Local Planning Scheme No. 3. - The text appears to quote the description for the R-MD Codes as set out in the State’s Planning Bulletin (Bulletin 112/2016), which is “Medium-density single house development standards – Development Zones (R-MD Codes)” however the City has adopted its own R-MD Policy provisions. 	<ul style="list-style-type: none"> - Delete the word “development” from the first sentence of the text on page 2 of the LDP. - Delete all references to “City of Joondalup’s <i>District Planning Scheme No. 2 (DPS2)</i>” and “DPS2” in the text and replace with the term “local planning scheme”. - Replace the reference to “Medium-Density Single House Development Standards – Development Zones (R-MD Codes)” in the second sentence of the text on page 2 with the “Medium-density Single House Development Standards Local Planning Policy (R-MD Codes)”.
	Preamble to the Table	<ul style="list-style-type: none"> - The R-MD reference is as per the Planning Bulletin and not the City’s R-MD Policy. 	<ul style="list-style-type: none"> - Replace the Planning Bulletin title with the “Medium-density Single House Development Standards Local Planning Policy”.
	Table – Building form and orientation	<ul style="list-style-type: none"> - In Column 2 under (a) there are two Roman “i” provisions. 	<ul style="list-style-type: none"> - Replace Roman “i” in Column 2 with “iii”.
	Table - Vehicle access and garages	<ul style="list-style-type: none"> - Inconsistent terminology 	<ul style="list-style-type: none"> - Replace “vehicular” with “vehicle”