



LOCAL DEVELOPMENT PLAN PROVISIONS:

LOTS 201 - 211 CURRAJONG CRESCENT,
THE RISE, CRAIGIE

PROVISIONS:

Unless otherwise defined on this Local Development Plan, all development shall be in accordance with the *City of Joondalup District Planning Scheme No. 2*, The *Residential Design Codes of WA* (the 'R-Codes'), The *Camberwarra Local Structure Plan* and The *Rise, Craigie - Design Guidelines*.

GENERAL

1. The provisions of this Local Development Plan are to be read in conjunction with the Camberwarra Local Structure Plan and The Rise, Craigie - Design Guidelines.
2. The requirements of the R-Codes and Design Guidelines are varied as shown on the Local Development Plan.
3. Consultation with adjoining or other landowners to achieve a variation to the R-Codes or Design Guidelines which is addressed under this Local Development Plan, is not required.
4. Minor variations to the requirements of this Local Development Plan may be approved by the City of Joondalup at its discretion.

BOUNDARY SETBACKS

5. A 2.0 metre minimum primary street setback to be applied to Currajong Crescent.
6. Nil side setbacks to boundaries are permitted, with no maximum length to both boundaries.
7. Boundary walls shall not be higher than 3.5 metres.

GARAGES

8. Garages / Carports are to be located as designated.
9. Garages are to be setback a minimum of 1.0 metre from Summit Lane.
10. Gradient of crossover/driveways to all lots is to be a maximum of 1 in 4.

* Garage setbacks should be determined on a site specific basis and may require greater than the minimum identified where constrained by topography and retaining wall locations

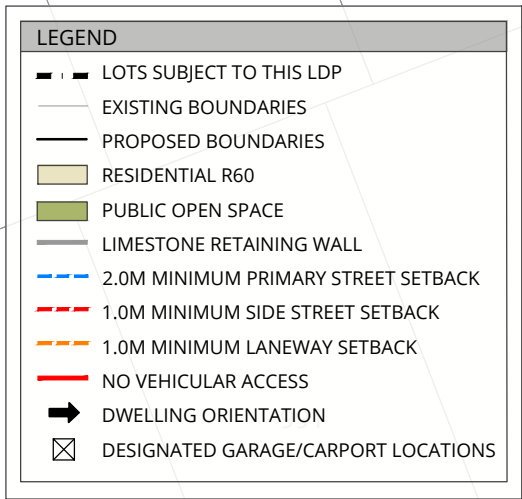
RETAINING WALLS

11. Retaining walls are to be constructed by the developer and are not to be altered by the individual landowners.
12. A development application will be required for retaining walls, fill and/or excavation that does not meet the 'deemed to comply' standards of the R-Codes.
13. Contractors to locally blend verge to match neatly to top of retaining wall levels.
14. Stairs to split level lots (201 - 211) are to be constructed by the developer and are not to be altered by the individual landowner.

This Local Development Plan has been approved the City of Joondalup under clause 52(1) (a) of Schedule 2 - Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, City of Joondalup District Planning Scheme No. 2.

Signature: _____

Date: _____



LOCAL DEVELOPMENT PLAN

LOTS 201 - 211 CURRAJONG CRESCENT
THE RISE, CRAIGIE



0 12.5 m
SCALE @ A3: 1:500
8918-LDP-01-C



**DRAFT LOCAL DEVELOPMENT PLAN
City of Joondalup modifications**

No.	Provision	Issue	Recommended modification
	Provisions	<ul style="list-style-type: none"> - Name the LDP - Currajong Crescent Local Development Plan. - Reference to <i>District Planning Scheme No. 2</i> to be updated to reflect <i>Local Planning Scheme No. 3</i>. - Reference to "The Rise, Craigie – Design Guidelines" not relevant. Estate guidelines only of which the City has no jurisdiction. 	<ul style="list-style-type: none"> - Amend wording to refer to Currajong Local Development Plan - Update all references to "<i>Local Planning Scheme No. 3</i>". - Delete all references to "The Rise, Craigie – Design Guidelines"
	General		
1.		<ul style="list-style-type: none"> - Reference to how the Local Development Plan (LDP) should be read is a repeat of the intent of the wording under Provisions. 	<ul style="list-style-type: none"> - Delete point 1 and associated text.
2.		<ul style="list-style-type: none"> - Reference to "Design Guidelines" is not relevant to this LDP and should be replaced to reflect proposed variances to the <i>Camberwarra Local Structure Plan (CLSP)</i>. 	<ul style="list-style-type: none"> - Delete "Design Guidelines" and replace with "<i>Camberwarra Local Structure Plan</i>".
3.		<ul style="list-style-type: none"> - Advice on consultation of applications that address the provisions of the LDP is superfluous to the provisions of the LDP. However this provision could note that compliance with the LDP negates the need for development approval. 	<ul style="list-style-type: none"> - Reword point 3 to read "Single Houses that comply with this LDP do not require development approval."
4.		<ul style="list-style-type: none"> - Variations to the requirements of the LDP are covered by the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and/or R-codes. 	<ul style="list-style-type: none"> - Delete point 4 and associated text.
	Boundary setbacks		
5.		<ul style="list-style-type: none"> - Grammatical change to wording "to be applied" - LDP to state that provision 5 is <i>replacing</i> clause 6.3.1.1.a of the CLSP. 	<ul style="list-style-type: none"> - Delete "to be applied" and replace with "applies". - After "Currajong Crescent" add "replacing clause 6.3.1.1.a dot"

Schedule of modifications

No.	Provision	Issue	Recommended modification
			point one of the <i>Camberwarra Local Structure Plan</i> ."
6.		<ul style="list-style-type: none"> - Should clearly reflect that provision relates to side boundaries. - LDP to state that provision 6 is <i>replacing</i> clause 6.3.1.2.a dot point 1 of the CLSP. 	<ul style="list-style-type: none"> - Modify provision to read "...to both <i>side</i> boundaries." - After "...to both side boundaries" add "replacing clause 6.3.1.2.a dot point 1 of the <i>Camberwarra Local Structure Plan</i>."
7.		<ul style="list-style-type: none"> - LDP to state that provision 7 is <i>replacing</i> clause 6.3.1.2.a dot point 3 of the CLSP 	<ul style="list-style-type: none"> - After "3.5 metres" add "replacing clause 6.3.1.2.a dot point 3 of the <i>Camberwarra Local Structure Plan</i>."
	Garages	<ul style="list-style-type: none"> - Provisions refer to "garages/carports". This should be reflected in heading. 	<ul style="list-style-type: none"> - Modify heading to read "Garages/Carports"
9.		<ul style="list-style-type: none"> - Consistency with reference to carports. - LDP to state that provision 9 is modifying clause 6.3.1.3.a of the CLSP. - A technical assessment indicates that a 1.0m setback would not allow for compliance with Australian Standard AS2890.1:2004. A minimum setback of 4.0m will ensure compliance. 	<ul style="list-style-type: none"> - Replace "Garages" with "Garages/Carports." - After "Summit Lane" add "modifying the 1.5m setback as contained in clause 6.3.1.3.a of the <i>Camberwarra Local Structure Plan</i>." - Delete "1.0 metres" and replace with "4.0 metres".
10.		<ul style="list-style-type: none"> - A 1 in 4 maximum grade is unable to be achieved for the driveways and crossovers given existing laneway and site levels. General compliance of Australian Standard AS2890.1:2004 is able to be achieved and is covered separately under the R-Codes. 	<ul style="list-style-type: none"> - Delete point 10.
	*	<ul style="list-style-type: none"> - Unclear if the asterix is a note to these provisions. The asterix should either be replaced with "note" or link to relevant point. 	<ul style="list-style-type: none"> - Delete asterix (*) and replace with the word "Note"

Schedule of modifications

No.	Provision	Issue	Recommended modification
11-14	Retaining walls	- Provisions regarding retaining walls/stairs is not relevant to this LDP.	- Delete heading and points 11 - 14.
	Fencing	- Front fence provision to be added aligning with the R-MD Codes which requires front fences to a maximum height of 900mm.	- Insert new provision to read "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 replacing clause 6.1.6.b of the <i>Camberwarra Local Structure Plan</i> ."
	Map	- Dwelling orientation under the CLSP requires dwellings on corner lots to address both the primary and secondary street. The arrow as indicated on the LDP to lots 201 and 211 to be modified to reflect requirement of CLSP.	- Add additional arrow to Lot 201 pointing to Argus Close. - Add additional arrow to Lot 211 pointing to Pinnacle Road.
	Other	- Modifications and deletions outlined above requires provisions to be renumbered accordingly.	- Re-number all provisions accordingly.