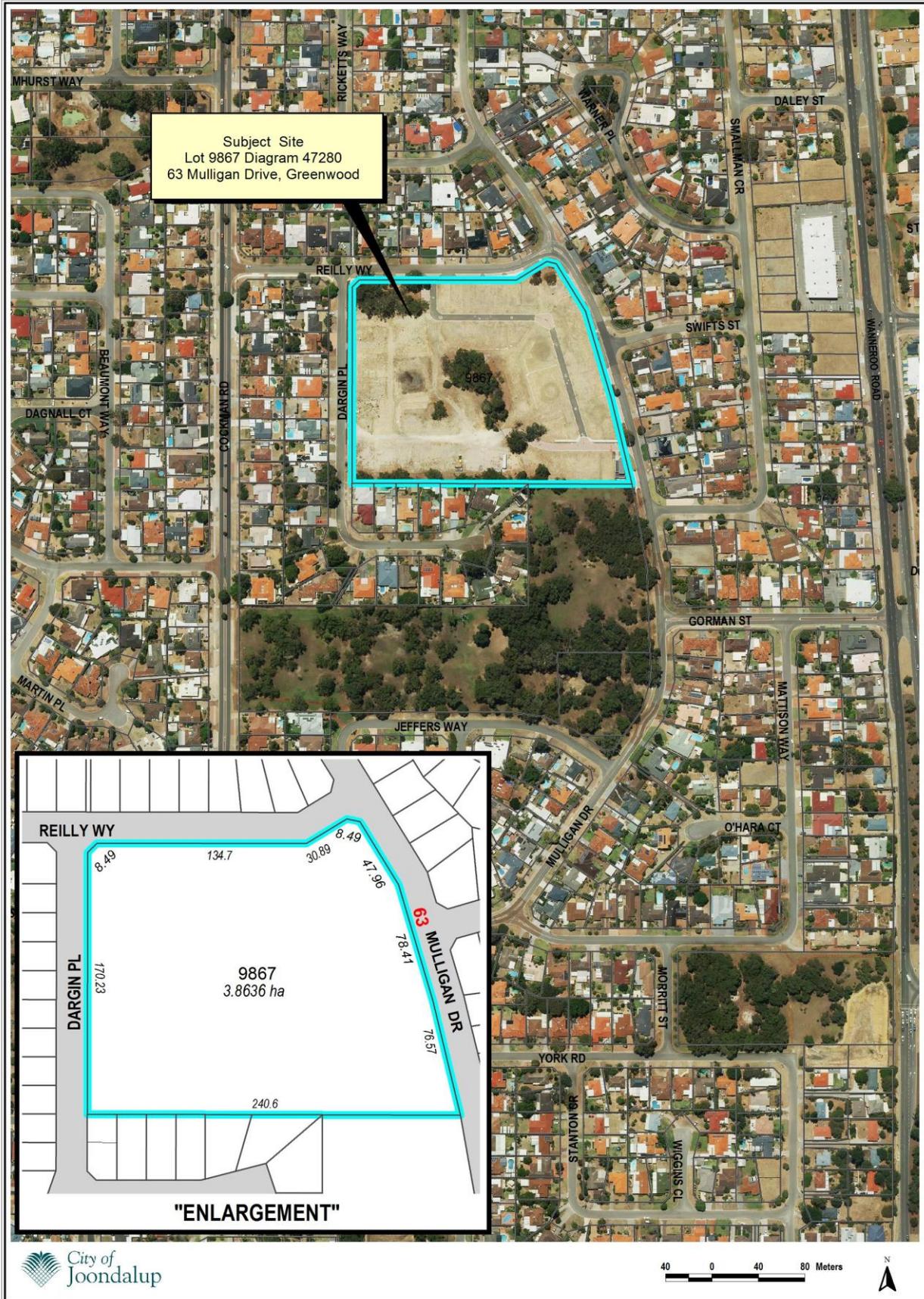
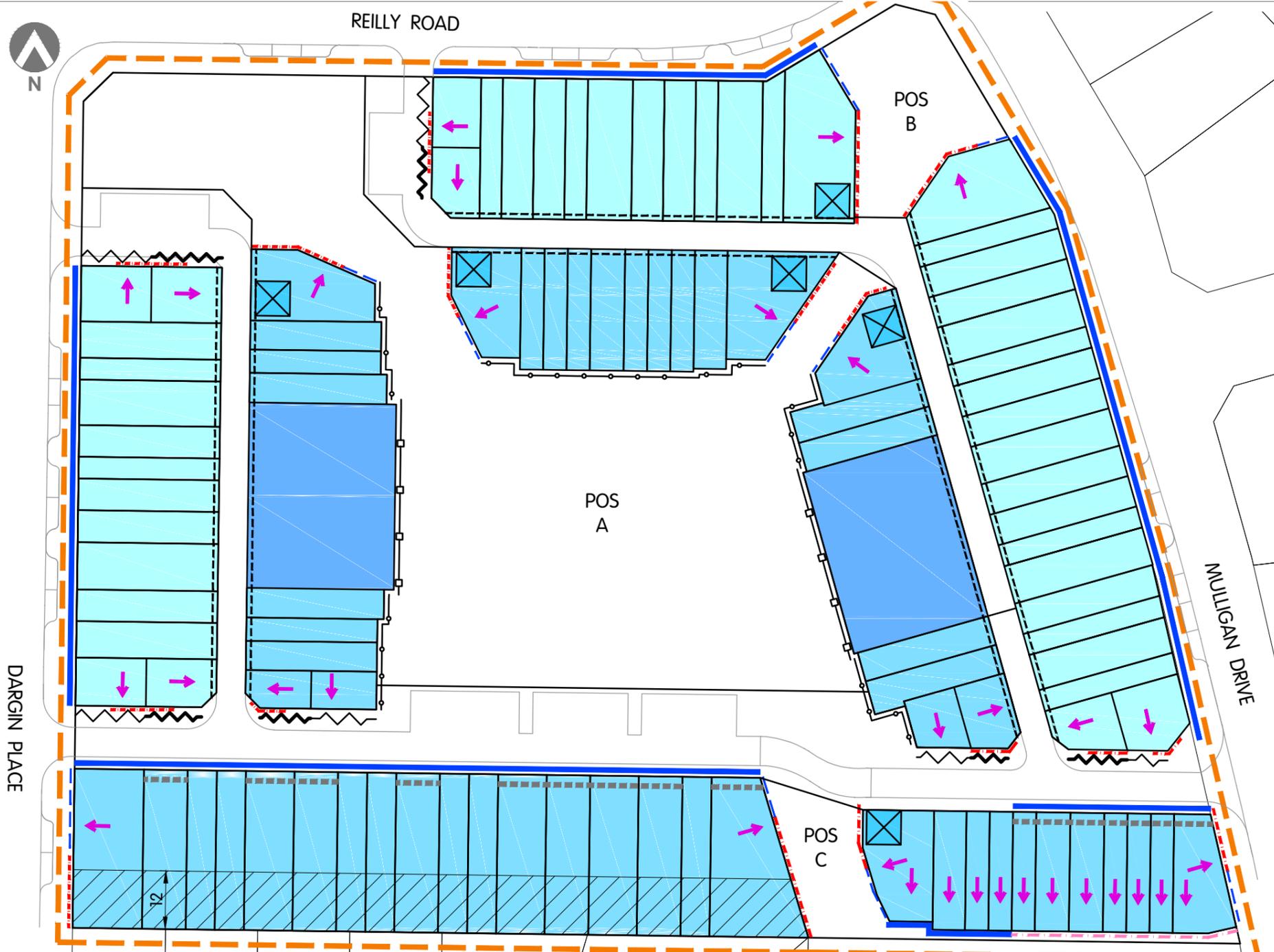


LOCATION PLAN





**LEGEND** (Refer to text box for further guidance)

	LDP Boundary		Indicative location for 1.8m High Wall (max height) or Fence Treatment
	Proposed Lot Boundaries		Indicative location for 1.5m High Wall (max height) or Fence Treatment
	Building Height : 1 Storey		1.0m Minimum Building & Garage Setback
	Building Height : 2 Storey		Primary Frontage A
	Building Height : 3 Storey		Primary Frontage B
	Tree Protection Zone		Primary Frontage C
	Apartment Dwelling permitted above a Garage		Nil Primary Frontage Setback
	Habitable Room Window Orientation		Nil Secondary Frontage Setback
	Garage Doors may span 70% of the Primary (Building) Frontage		Secondary Frontage Building Articulation

As provided in clause 48 (1) (c) of Schedule 2 - Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, this LDP includes additional design details.

LDP reference	Local Development Plan design detail
'Secondary Frontage Building Articulation'	Building frontages designed to wrap the corner within the area designated on the plan as 'Secondary Frontage Building Articulation', requiring buildings to address both frontages through the use of one or more architectural features including windows/openings, verandahs/porches/balconies, alternative materials, and/or relief in building mass. In addition, boundary walls or fences shall be visually permeable above 1.2m of the natural ground level, for the area designated on the plan as 'Secondary Frontage Building Articulation'.
'Tree Protection zone'	Building envelopes shall not encroach into the area marked as the 12 metre wide 'Tree Protection Zone'. Approval under the Scheme is required for any small structures, such as sheds, decks, pools and pergolas proposed within the zone. The application will need to be accompanied by an arborist report that demonstrates no adverse impact to the health of a tree(s) within the zone, unless waived by the City where it is clear that no potential impact exists.
Indicative location for 1.8m High Wall (max height) or Fence Treatment	Solid wall or fence treatment to a maximum height of 1.8m from natural ground level (NGL). Rendered brick walls, timber panels, other similar materials, or a combination of high quality finishes is permitted. Colorbond or hardiflex fencing or similar is not permitted.
Indicative location for 1.5m High Wall (max height) or Fence Treatment	Wall or fence treatment to a maximum height of 1.5m above NGL. 30% of the total length must be visually permeable above 800mm NGL. Rendered brick walls, timber panels, other similar materials, or a combination of high quality finishes is permitted. Colorbond or hardiflex fencing or similar is not permitted.
n/a	Vehicular access shall be provided from internal roads only.

- Greenwood Local Development Plan Provisions**
- Single Houses that are entirely compliant with the provisions of this Local Development Plan (LDP) and any relevant deemed-to-comply provisions of the R-Codes do not require approval under the City of Joondalup District Planning Scheme No. 2 (the Scheme). Development Approval is required for any Grouped Dwellings, Multiple Dwellings, and Ancillary Dwellings.
  - Any variations to the deemed-to-comply provisions, as outlined in this LDP, may be approved under the Scheme if they are considered to accord with the 'design principles' of the R-Codes, to the satisfaction of the City.
  - Development of dwellings identified as 'Apartment Dwelling permitted above a Garage' shall be assessed as Multiple Dwellings under Part 6 of the R-Codes.

This Local Development Plan amends/replaces/deletes the following 'deemed-to-comply' Residential Design Codes (R-Codes) development provisions, in accordance with clause 7.3.1 & 7.3.2 of the R-Codes, as outlined.

'Deemed-to-comply' (R-Codes)	amend / replace / augment	Local Development Plan 'deemed-to-comply' provision												
5.1.2 C2.1, C2.2, C2.3, C2.4 + 6.1.3 C3.1	replace	Buildings setback from the primary and/or secondary street boundary, denoted on the plan as with the corresponding labels below: <ul style="list-style-type: none"> <li>'Primary Frontage A': setbacks as per R-Codes</li> <li>'Primary Frontage B': setbacks as per R-Codes, except a porch, verandah or balcony may have a nil setback for the width of the lot.</li> <li>'Primary Frontage C': setbacks as per R-Codes, except a porch, verandah or balcony may have a 0.5m setback for the width of the lot.</li> <li>'Nil Primary Frontage Setback': must achieve 1.0m average setback.</li> <li>'Nil Secondary Frontage Setback': must achieve 1.0m average setback.</li> <li>Nil setback from the corner truncation boundary, subject to adequate vehicle sight lines within adjoining public reserve.</li> </ul>												
5.1.4 C4 + 6.1.5 C5	replace	Open space to be provided in accordance with Table 1 for lots with a residential density code of R40 and a free protection zone. Open space of 25% of the site to be provided for lots with a residential density coded of R60 and R80.												
5.1.6 C6 + 6.1.2 C2	amend/replace	C6.1. Buildings which comply with Table 3 for category A area buildings, for lots shown on the plan as 'Building Height: 1 Storey'. C6.2. Buildings which comply with the following table, for lots shown on the plan as 'Building Height: 2 Storey' and 'Building Height: 3 Storey' <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Maximum building heights</th> <th>2 Storey</th> <th>3 Storey</th> </tr> </thead> <tbody> <tr> <td>Tops of external wall (roof above)</td> <td>7m</td> <td>10m</td> </tr> <tr> <td>Tops of external wall (concealed roof)</td> <td>8m</td> <td>11m</td> </tr> <tr> <td>Top of pitched roof</td> <td>10m</td> <td>13m</td> </tr> </tbody> </table> C6.3. For Ancillary Dwellings only, placed within lots shown on the plan as 'Building Height: 1 Storey' buildings may comply with the '2 Storey' requirements outlined above.	Maximum building heights	2 Storey	3 Storey	Tops of external wall (roof above)	7m	10m	Tops of external wall (concealed roof)	8m	11m	Top of pitched roof	10m	13m
Maximum building heights	2 Storey	3 Storey												
Tops of external wall (roof above)	7m	10m												
Tops of external wall (concealed roof)	8m	11m												
Top of pitched roof	10m	13m												
5.2.1 C1.3	amend/replace	Garages and carports setback 1.0m from the boundary abutting a right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m located immediately in front of the opening to the garage or carport.												
5.2.2 C2	amend/replace	For lots designated as 'Garage Doors may span 70% of the Primary (Building) Frontage' only, where a garage is located in front or within 1m of the building, a garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 60 per cent of the frontage at the setback line as viewed from the street. This may be increased to 70 per cent where an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street.												
5.2.3	amend	C3.3 Lots labelled with 'Habitable Room Window Orientation' shall provide at least one major opening from a habitable room of the dwelling that faces the direction shown on the plan, in addition to the standard R-Codes provisions.												
5.3.3 C3.1 + 6.33 C3.1	replace	The minimum number of on-site car parking spaces to be provided for single houses, grouped dwellings, special purpose dwellings, and multiple dwellings shall be in accordance with Location A.												
5.3.5 C5.3 (first dot point)	replace	Driveways may abut lot boundaries, provided they are no closer than 0.5m from a street pole.												
5.4.1 C1.1i	replace	In addition to the R-Codes provisions of 5.4.1 C1.1i: <ul style="list-style-type: none"> <li>For major openings and unenclosed outdoor active habitable spaces which have an outlook toward the public realm within front setback areas, the cone of vision line of sight set back requirements does not apply, in the event they may affect adjoining lots.</li> </ul>												
5.4.2 + 6.4.2	delete	Not applicable.												
5.5.1 C1	augment	In addition to the R-Codes provisions no more than a maximum total of 5 lots within the LDP area shall accommodate an Ancillary Dwelling.												
5.5.1 C1i, C1ii	delete	Not applicable.												
6.1.4	replace	Side setbacks for Multiple Dwellings shall be a minimum of 1.5 metres, with the exception of 'Apartment Dwelling permitted above a Garage' which may have a nil side setback.												

This LDP has been approved by 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

Date..... Signature.....

U	TRUNCATION SETBACK	160927	ED	AB
T	FENCING 1.8m/1.5m HEIGHTS	160921	ED	AB
S	POS & FENCING TEXT MODS	160913	RF	ED
R	TEXT MOD	160902	RF	EJ
Q	TEXT MOD	160902	RF	EJ
P	VARIOUS MODS	160830	RF	EJ
O	CLIENT MODS	160629	ED	AB
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D



**LEGEND** (Refer to text box for further guidance)

- LDP Boundary
- Indicative Lot Boundaries
- Building Height : 1 Storey Maximum
- Building Height : 2 Storey Maximum
- Building Height : 3 Storey Maximum
- Tree Protection Zone
- Primary Frontage
- Secondary Frontage
- Dual Frontage to POS
- Double Garage Permitted (1 Storey)
- Double Garage Permitted (2 Storeys)
- Secondary Frontage Building Articulation
- Indicative location for 1.8m High Wall (max height) or Fence Treatment
- Indicative location for 1.5m High Wall (max height)
- 1.0m Minimum Building & Garage Setback
- Primary Frontage A
- Primary Frontage B
- Primary Frontage C
- Primary Frontage D
- Nil Primary Frontage Setback
- Nil Secondary Frontage Setback
- Indicative Building Height Transition
- Nil Boundary Wall (1 Storey)
- Nil Boundary Wall (2 Storeys)
- Mandatory 2 Storey Building Height



This LDP has been approved by 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.....

Y	VARIOUS UPDATES	190820	HH	EH
X	VARIOUS UPDATES	190819	II	EH
W	VARIOUS UPDATES	190809	HH	EH
V	UPDATED PRE-CAL	190729	HH	AB
U	TRUNCATION SETBACK	160927	ED	AB
T	FENCING 1.8m/1.5m HEIGHTS	160921	ED	AB
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

## Greenwood Local Development Plan Provisions

- Single Houses that are entirely compliant with the provisions of this Local Development Plan (LDP) and any relevant deemed-to-comply provisions of the R-Codes do not require approval under the City of Joondalup District Planning Scheme No. 2 (the Scheme). Development Approval is required for any Grouped Dwellings, Multiple Dwellings, and Ancillary Dwellings.
- Any variations to the deemed-to-comply provisions, as outlined in this LDP, may be approved under the Scheme if they are considered to accord with the 'design principles' of the R-Codes, to the satisfaction of the City.
- Where development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-Codes and any other requirements of Local Planning Scheme.

This Local Development Plan amends/replaces/deletes the following 'deemed-to-comply' Residential Design Codes (R-Codes) development provisions, in accordance with clause 7.3.1 & 7.3.2 of the R-Codes, as outlined.

Development Standard	'Deemed-to-comply' (R-Codes)	amend / replace / augment	Local Development Plan 'deemed-to-comply' provision												
<b>STREET SETBACK</b>	5.1.2 C2.1, C2.2, C2.3, C2.4	replace	Buildings setback from the primary and/or secondary street boundary, denoted on the plan as with the corresponding labels below: <ul style="list-style-type: none"> <li>'Primary Frontage A': setbacks as per R-Codes</li> <li>'Primary Frontage B': setbacks as per R-Codes, except a porch, verandah or balcony may have a nil setback for the width of the lot.</li> <li>'Primary Frontage C': setbacks as per R-Codes, except a porch, verandah or balcony may have a 0.5m setback for the width of the lot.</li> <li>'Primary Frontage D': minimum 3.0m primary street setback permitted.</li> <li>'Nil Primary Frontage Setback': must achieve 1.0m average setback.</li> <li>'Nil Secondary Frontage Setback': must achieve 1.0m average setback.</li> <li>Nil setback from the corner truncation boundary, subject to adequate vehicle sight lines within adjoining public reserve.</li> </ul>												
<b>NIL BOUNDARY WALLS (2 STOREYS)</b>	5.1.3 C3.2	augment	Boundary walls are permitted to both side boundaries (excluding secondary street boundaries and boundaries abutting Public Open Space) providing that the boundary wall is behind the setback line. There is no maximum length restrictions for boundary walls, and building heights (including boundary walls) shall comply with the 'Building Height: 2 Storey' outlined in this LDP.												
<b>NIL BOUNDARY WALLS (1 STOREY)</b>	5.1.3 C3.3	augment	Boundary walls are permitted to both side boundaries (excluding secondary street boundaries and boundaries to POS, unless depicted otherwise on the plan), subject to walls not higher than 3.5m with an average height of 3.0m, and for a maximum of 75% of the length of the boundary.												
<b>OPEN SPACE</b>	5.1.4 C4	replace	<ul style="list-style-type: none"> <li>Open space to be provided in accordance with Table 1 for lots with a residential density code of R40 and a tree protection zone.</li> <li>Open space of 25% of the site to be provided for lots with a residential density coded of R60 and R80.</li> <li>For lots less than 200m<sup>2</sup>, verandahs, patios and other such roofed structures may count towards the open space provision.</li> </ul>												
<b>BUILDING HEIGHT</b>	5.1.6 C6	amend/replace	<p>C6.1. Buildings which comply with Table 3 for category A area buildings, for lots shown on the plan as 'Building Height: 1 Storey'.</p> <p>C6.2. Buildings which comply with the following table, for lots shown on the plan as 'Building Height: 2 Storey' and 'Building Height: 3 Storey'</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Maximum building heights</th> <th>2 Storey</th> <th>3 Storey</th> </tr> </thead> <tbody> <tr> <td>Tops of external wall (roof above)</td> <td>7m</td> <td>10m</td> </tr> <tr> <td>Tops of external wall (concealed roof)</td> <td>8m</td> <td>11m</td> </tr> <tr> <td>Top of pitched roof</td> <td>10m</td> <td>13m</td> </tr> </tbody> </table>	Maximum building heights	2 Storey	3 Storey	Tops of external wall (roof above)	7m	10m	Tops of external wall (concealed roof)	8m	11m	Top of pitched roof	10m	13m
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Tops of external wall (roof above)	7m	10m													
Tops of external wall (concealed roof)	8m	11m													
Top of pitched roof	10m	13m													
<b>GARAGE SETBACK</b>	5.2.1 C1.3	amend/replace	Garages and carports setback 1.0m from the boundary abutting a right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m located immediately in front of the opening to the garage or carport.												
<b>GARAGE WIDTH</b>	5.2.2 C2	alignment/replace	<ul style="list-style-type: none"> <li>For lots designated as 'Double Garage Permitted' (2 storey), a double garage is permitted where an upper floor or balcony extends the full width of the garage and the dwelling entrance and the entrance to the dwelling is clearly visible from the primary street.</li> <li>For lots designated as 'Double Garage Permitted' (1 storey), a double garage is permitted provided to the entrance to the dwelling is clearly visible from the street and the garage is setback 1.0m behind entrance to the dwelling.</li> <li>For a single dwelling house, the maximum garage width permitted is 6.0m (including carports adjacent to a garage)</li> </ul>												
<b>PARKING</b>	5.3.3 C3.1	replace	The minimum number of on-site car parking spaces to be provided for single houses, grouped dwellings, special purpose dwellings, and multiple dwellings shall be in accordance with Location A.												
<b>VEHICLE ACCESS</b>	5.3.5 C5.3 (first dot point)	replace	Driveways may abut lot boundaries, provided they are no closer than 0.5m from a street pole.												
<b>VISUAL PRIVACY</b>	5.4.1 C1.1i	replace	In addition to the R-Codes provisions of 5.4.1 C1.1i: <ul style="list-style-type: none"> <li>For major openings and unenclosed outdoor active habitable spaces which have an outlook toward the public realm within front setback areas, the cone of vision line of sight set back requirements does not apply, in the event they may affect adjoining lots.</li> </ul>												
<b>SOLAR ACCESS</b>	5.4.2	delete	Solar access provisions do not apply.												
<b>ANCILLARY DWELLINGS</b>	5.5.1	replace	For the purpose of this LDP, an 'Ancillary Dwelling' shall be defined as a dwelling located over the garage of the primary dwelling but has amenities independent of the primary dwelling. The provision of 'Ancillary Dwellings' is permitted for lots shown as 'Building Height: 2 Storey' on the plan and subject to meeting the following criteria: <ul style="list-style-type: none"> <li>A maximum plot ratio of 60m<sup>2</sup>;</li> <li>Ablution, laundry and kitchen facilities that are independent from the primary dwelling;</li> <li>Open space requirements are met for the parent lot; and</li> <li>The ancillary dwelling to provide at least one habitable room major opening oriented towards the rear laneway.</li> </ul>												

As provided in clause 48 (1) (c) of Schedule 2 - Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, this LDP includes additional design details.

LDP reference	Local Development Plan design detail
<b>'Front Fencing'</b>	For all lot shown on the plan. front fencing is strictly not permitted.
<b>'Secondary Frontage Building Articulation'</b>	<ul style="list-style-type: none"> <li>Building frontages designed to wrap the corner within the area designated on the plan as 'Secondary Frontage Building Articulation', requiring buildings to address both frontages through the use of one or more architectural features including windows/openings, verandahs/porches/balconies, alternative materials, and/or relief in building mass.</li> <li>Corner lots shall provide at least one major opening from a habitable room that faces the 'Secondary Frontage' direction as annotated on the plan."</li> <li>Boundary walls or fences are not permitted forward of the habitable room major opening in the area designated as 'Secondary Frontage Building Articulation'</li> </ul>
<b>'Tree Protection zone'</b>	Building envelopes shall not encroach into the area marked as 'Tree Protection Zone'. Approval under the Scheme is required for any small structures, such as sheds, decks, pools and pergolas proposed within the zone. The application will need to be accompanied by an arborist report that demonstrates no adverse impact to the health of a tree(s) within the zone, unless waived by the City where it is clear that no potential impact exists.
<b>'Indicative location for 1.8m High Wall (max height) or Fence Treatment'</b>	Wall or fence treatment to be installed by the developer to a maximum height of 1.8m above natural ground level (NGL). 30% of the total length must be visually permeable above 1200mm NGL. Colorbond or HardiFlex fencing or similar is not permitted.
<b>'Indicative location for 1.5m High Wall (max height) or Fence Treatment'</b>	Wall or fence treatment to be installed by the developer to a maximum height of 1.5m above NGL. 30% of the total length must be visually permeable above 800mm NGL. Colorbond or HardiFlex fencing or similar is not permitted.
<b>n/a</b>	Vehicular access shall be provided from internal roads and laneways only.
<b>'Dual Frontage to POS'</b>	'Dual Frontage' lots (as annotated on the plan) shall provide: <ul style="list-style-type: none"> <li>The main entry and a habitable room window fronting and clearly visible from the primary street</li> <li>Articulated elevations to both the primary street 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</li> <li>A habitable room window to a living space and an outdoor living area (i.e. verandah/alfresco) fronting the Public Open Space</li> </ul>
<b>'Indicative Building Height Transition'</b>	Indicative location of building height transition from 3 to 2 storeys, subject to minor variation within 2m to either side, based on the final detailed designs.