

**LEGEND**

- LDP APPLICATION AREA
- PRIMARY BUILDING ORIENTATION
- RETAINING WALL
- BOUNDARY WALL PERMITTED TO BOTH SIDE BOUNDARIES BEHIND FRONT SETBACK (REFER TO CLAUSE 1)

**LOCAL DEVELOPMENT PLAN PROVISIONS**

The provisions below (and accompanying plan) relate to the WAPC approved Plan of Subdivision for lot 78 Nicholas Road, Hocking (WAPC Ref:152446).

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and Residential Design Codes (R-Codes) apply. A residential Density Code of R30 applies to all lots subject to this Local Development Plan.

The following standards are deemed to represent variations to the R-Codes, and constitute Deemed-to-Comply requirements pursuant to the R-Codes.

**BOUNDARY WALLS**

1. Lots 750-752 & 760 are permitted to have boundary walls to both side boundaries, provided the second boundary wall is a maximum length of 9.0m, behind the front setback line, and no higher than 3.5m.

**GARAGES**

2. On primary street frontages, garages are to be setback a minimum of 4.5m and at least 0.5m behind the front dwelling alignment.
3. The garages for lots 750-752 and 760 are permitted to take up to a maximum of 60% (including supporting structures) of the lot frontage provided the following criteria being met:
  - Garages are setback a minimum of 1.0 metre behind the front dwelling alignment;
  - The front door and a major opening to a habitable room of the dwelling are clearly visible to the street; and
  - Dwelling facades are to include a porch/verandah.

**OPEN SPACE**

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

4. The open space requirement can be reduced to a minimum of 40% provided:
  - The outdoor living has a minimum area of 24m<sup>2</sup> with a minimum dimension of 4.0 x 6.0m; and
  - The outdoor living area is located on the northern or eastern boundary of the lot.

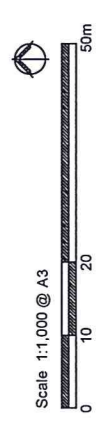
**SIGNATURE PANEL**

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2.

City of Wanneroo  
  
 Manager Planning Implementation  
 Date

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 This plan is approved and is to be executed as per the above. Subject to further detail study, Council approval, engineering input, and survey. Coastal boundaries, areas and dimensions are approximate only. Figured dimensions shall take preference to scaled dimensions. No reference should be placed on this plan for any financial dealings of the land.

PROJECT NO: PA1077  
 DATE: 11.01.16  
 DRAWING NO: DAP-01  
 REV. 6



Local Development Plans No. 7 - East Wanneroo Cell 4  
 Lot 78 Nicholas Road, Hocking (WAPC Ref: 152446)