



LEGEND

- Local Development Plan Area
- Public Open Space / Drainage
- Visually Permeable Fencing
- No Vehicle Access
- Primary Dwelling Orientation

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

10 March 2025

 Manager, Approval Services
 City of Wanneroo

 Date

LOCAL DEVELOPMENT PLAN PROVISIONS

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2, the Western Precinct Local Structure Plan 102, the R-Codes or the RMD provisions apply.

Notwithstanding the above, as at 10 April 2026, the R-MD provisions contained within the City's Local Planning Policy 4.19: Medium-Density Housing Standards will no longer apply and the R-Codes Volume 1 will prevail unless otherwise approved by the City of Wanneroo.

The LDP operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying 'Deemed to Comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed to Comply' and neighbour consultation in respect to those items is not required.

Public Open Space (Interface)

1. Buildings shall be setback a minimum of 2 metres from a POS boundary.
2. Visually permeable fencing as defined by the R-Codes shall be provided to all POS boundaries. For any lot adjoining open space on its side boundary (Lot 186), visually permeable fencing (as defined by the R-Codes) is required for a third the length of the boundary, as indicated in Enlargement 'C'.
3. The frontage indicated as the Primary Dwelling Orientation shall provide access to the primary entry (front door) of the dwelling
4. All dwellings shall have a minimum of one habitable room with a major opening that has an unobstructed view of the adjoining POS. In addition to this requirement, Lots 255-260 shall have an outdoor living area with an unobstructed view of the adjoining POS.
5. Enclosed, non-habitable structures such as outbuildings are only permitted where visible from the POS if constructed in the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.

6. All clothes drying areas and storage areas shall be screened from the POS.

Boundary Walls

7. In addition to the boundary wall provisions contained within the R-MD Codes, boundary walls with a maximum height of 7m are permitted for 50% of the length of the lot boundary to both side boundaries (excluding secondary street or public open space boundaries).

