

LEGEND

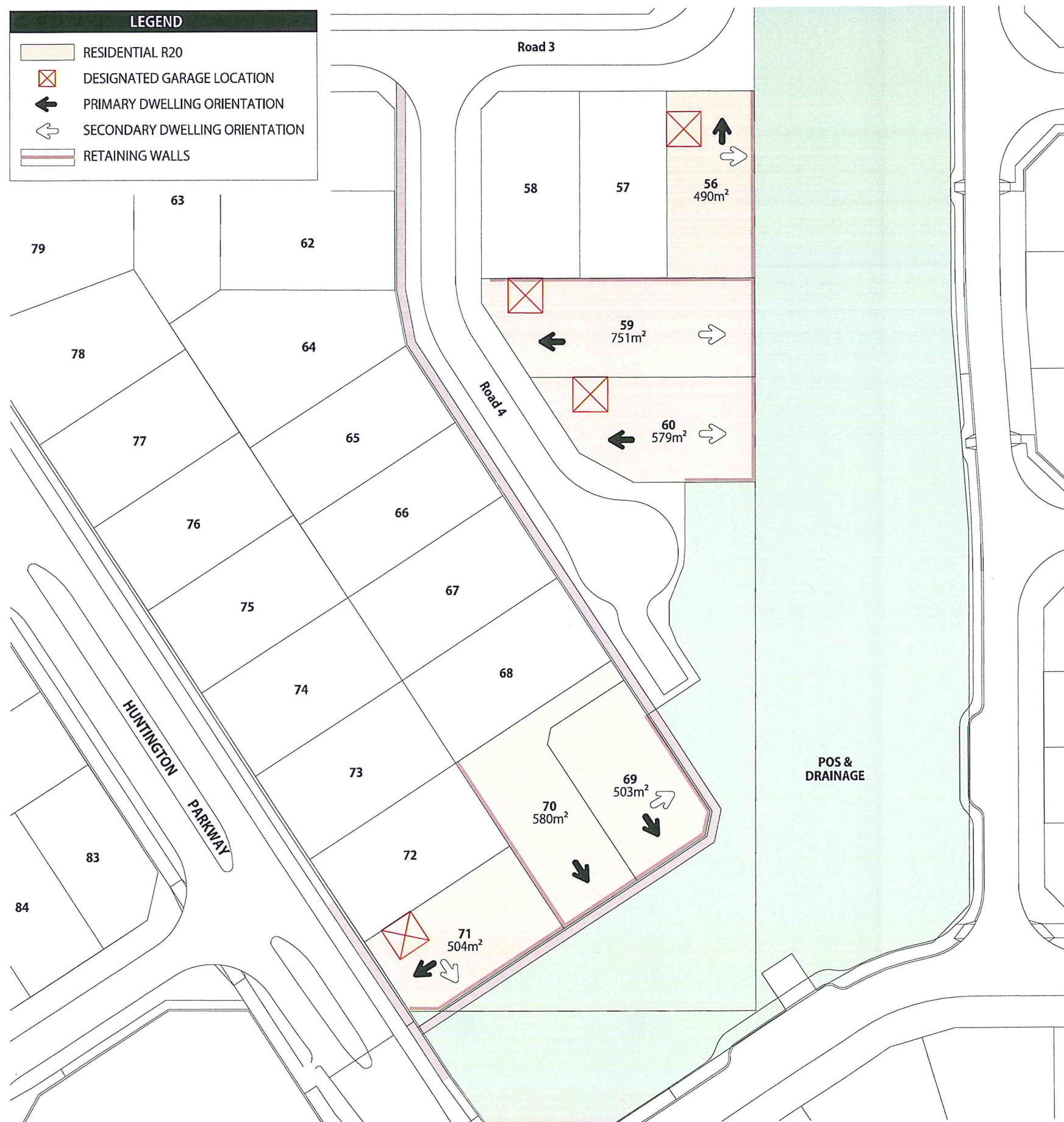
RESIDENTIAL R20

DESIGNATED GARAGE LOCATION

PRIMARY DWELLING ORIENTATION

SECONDARY DWELLING ORIENTATION

RETAINING WALLS



LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision development WAPC Ref: 154885.

All requirements, other than those as detailed within this Local Development Plan (LDP), of the City of Wanneroo District Planning Scheme No.2 and State Planning Policy 3.1 – Residential Design Codes (R-Codes) are to be satisfied.

1. GENERAL PROVISIONS

a) R-Code	R20
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2. BUILDING FORM AND ORIENTATION

- a) Dwellings (with the exception of that on Lot 69 and 70) must be designed to address the Primary Street, as illustrated by the Primary Dwelling Orientation arrows on the LDP. Dwellings shall provide suitable articulation, the main entry and at least one habitable room facing the Primary Street.
- b) Dwellings on Lot 69 and 70 shall have their primary orientation to the Public Open Space, as illustrated by the Primary Dwelling Orientation arrows on the LDP. Dwellings shall provide suitable articulation, the main entry and at least one major opening to a habitable room facing the Public Open Space.
- c) Dwellings on Lots 59 and 60 must be designed to also address the Public Open Space, as illustrated by the Secondary Dwelling Orientation arrows on the LDP. Dwellings shall provide suitable articulation and at least one major opening to a habitable room facing the Public Open Space.
- d) Dwellings on Lots 56, 69 and 71 must provide a Secondary Dwelling Orientation to the Public Open Space as indicated by the arrows on the LDP. The front 4m of the side elevation shall be articulated to present as an extension of the front façade and shall include at least one major opening that shall not be obstructed by visually impermeable fencing.
- e) Dwellings on Lots 56, 59, 60 and 71 shall have the Outdoor Living Area (alfresco) facing the Public Open Space. Dwellings on Lots 69 and 70 may have the Outdoor Living Area (alfresco) in an alternative location.

3. VEHICULAR ACCESS AND GARAGES

- a) Designated garage locations apply to some lots as identified on the LDP, referencing the side of the lot to which the garage much be located. Designated garage locations do not prescribe boundary walls. All other garage/carport locations will be subject to the location of infrastructure services.

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



Manager, Approval Services  
City of Wanneroo

  
Date

LOCAL DEVELOPMENT PLAN

Lot 9019 Gngara Road, Landsdale



0 10 20 30m

Scale: 1:750@A3 Date: 07/02/2018 Plan: ACUEL-4-001A

