



LOCAL DEVELOPMENT PLAN PROVISIONS

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2, the Banksia Grove District Centre Activity Centre Plan No.65, Local Planning Policy 4.19 Medium Density Housing Standards (R-MD Policy) or the Residential Design Codes (R-Codes) apply.

This 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 or R-MD Policy, compliance shall be deemed to constitute "Deemed-to-Comply" and neighbour consultation with respect to those items is not required.

BUILDING HEIGHT/BOUNDARY WALLS (Lots 5008-5017)

1. Dwellings are to be two storeys in height where identified on this LDP.
2. Two-storey boundary walls are permitted to both side boundaries to a maximum height of 6.5m and maximum length of 16m on all lots that are mandated for a minimum two storey height as identified on this LDP.
3. In addition to clause 2 above, where ancillary accommodation is proposed (in accordance with clause 12 & 13 of this LDP) directly above a garage abutting a laneway, two-storey boundary walls are permitted to both side boundaries to a maximum height of 6.5m and a maximum length of 6m.

PRINCIPLE PEDESTRIAN ROUTE (PPR) INTERFACE (Lots 5008-5017)

The following provisions are applicable to lots abutting a PPR:

4. Boundary walls are not permitted abutting a PPR.
5. Dwelling with a secondary street frontage to a PPR shall include a minimum of one major opening as defined by the R-Codes with clear view of Ghost Gum Boulevard.
6. Fencing shall be visually permeable, as defined by the R-Codes, above 1.2m from natural ground level in the locations identified of this LDP (6m from the primary street boundary).
7. All clothes drying and storage areas (including sheds) shall be screened from public view.

PUBLIC OPEN SPACE INTERFACE (POS) (Lot 5017)

The following provisions are applicable to lots adjoining POS:

8. Buildings shall be setback a minimum distance of 1 metre from the POS boundary.
9. The dwelling shall have a minimum of one habitable room with a major opening that has clear view of the adjoining POS.
10. Visually permeable fencing (as defined by the R-Codes) shall be provided along the boundary abutting the POS where identified on this LDP (6m from the primary street boundary).
11. All clothes drying and storage areas (including sheds) shall be screened from public view.

ANCILLARY ACCOMMODATION

12. Ancillary accommodation is permitted on lots less than 450m² where abutting a laneway.
13. Ancillary accommodation located abutting a laneway with a plot ratio area of not greater than 40m² does not require an additional car parking bay on site.

LEGEND

- Lots Subject to LDP
- 1m Building Setback
- ★ Mandatory Two Storey Building Height (provision 1)
- Principal Pedestrian Route (PPR)
- Vehicle Access Restriction
- Visually Permeable Fencing
- ▶ Primary Street Frontage
- ◀ Secondary Street Frontage

ENDORSEMENT TABLE

[Signature]
 Manager Approvals Services, City of Wanneroo Date 9/6/2020

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