

## 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

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, excluding secondary street boundaries, to a maximum height of 6.5m and a maximum length of 16m.
3. In addition to clause 2 above, where ancillary accommodation is proposed (in accordance with clause 4 & 5 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.

### ANCILLARY ACCOMMODATION

4. Ancillary accommodation is permitted on lots less than 450m<sup>2</sup> where abutting a laneway.
5. Ancillary accommodation located abutting a laneway with a plot ratio area of not greater than 40m<sup>2</sup> does not require an additional car parking bay on site.

#### ENDORSEMENT TABLE

 21 September 2020  
 Manager Approvals Services, City of Wanneroo Date

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

