



LEGEND

- LOTS SUBJECT TO THIS LDP
- RESIDENTIAL R60
- PUBLIC OPEN SPACE
- VISITOR PARKING
- NO VEHICULAR ACCESS
- - - 2.0m MINIMUM SETBACK
- - - 1.0m MINIMUM SETBACK
- - - 4.0m UPPER STOREY SETBACK
- SEMI PERMEABLE UNIFORM FENCING
- ▨ MANDATORY OUTDOOR LIVING AREA
- ⊠ MANDATORY GARAGE LOCATION
- ↑ PRIMARY DWELLING ORIENTATION
- ↔ SECONDARY DWELLING ORIENTATION
- BIN PAD LOCATION

PROVISIONS

Unless otherwise defined on this LDP, all development shall be in accordance with the City of Wanneroo District Planning Scheme No. 2, the City of Wanneroo Local Planning Policy 4.19 - Medium Density Housing Standards, the Residential Design Codes of WA (the 'R-Codes') and the East Wanneroo Cell 6 Agreed Structure Plan.

Development which meets the deemed-to-comply provisions of this Local Development Plan does not require a Development Application, as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

GENERAL

1. The requirements of R60 development, set out in the R-Codes apply to this development, unless otherwise varied by the City of Wanneroo Local Planning Framework.
2. Variations to the requirements of this Local Development Plan may be approved by the City of Wanneroo at its discretion.
3. Where there is an inconsistency between the requirements of this Local Development Plan and another planning instrument, the provisions of this Local Development prevail.

STREET SETBACK

4. Dwellings are to be setback a minimum of 2.0m from the private road.
5. A portico, verandah or balcony, associated column/piers may project into the front setback area to a maximum of 1.0m.
6. For Lots 1 - 16, garages are to be set back 2.5m from the private road boundary.

BUILT FORM

7. Each dwelling fronting a public road shall include at least one major opening to Westport Parade, to ensure appropriate surveillance is provided to the street.
8. Each dwelling which takes access from a private road is to provide for at least one major opening facing the private road for ensure appropriate passive surveillance is provided.
9. Lots on this LDP are exempt from R-code provisions determining solar access, overshadowing and overlooking onto adjoining sites within the LDP boundary.

SECONDARY ELEVATIONS

10. Buildings located on corner lots are to address both the primary and secondary street elevations. The entrance to the dwellings may be provided at either the primary or secondary street, provided the dwelling appropriately addresses both street frontages with articulated building facades and major openings to provide passive surveillance.

BOUNDARY WALLS

11. Except where a boundary setback is shown on this LDP, boundary walls are permitted to both side boundaries to a maximum height of 7.0m, with no maximum length restrictions for boundary walls.
12. Boundary walls, or portions of boundary walls, which are visible from the public realm or adjoining lots are to be finished appropriately in a colour / style consistent with the dwelling façade. The use of face brick is an acceptable finish, where the use of mortar joints such as concave finish or flat is used, and the bricks being cleaned appropriately.

BOUNDARY SETBACKS

13. Where a wall contains a major opening, the wall must be setback a minimum of 1.0m from the strata lot boundary.

GARAGE AND ACCESS

14. Garages shall generally be designed such that the colour and style is consistent with the dwelling.
15. Double garages are permitted on lots with frontages of less than 12.5m in width where a major opening or balcony on the first floor extends to the same width as the garage.
16. Crossovers may be constructed to a maximum width of 4.5m on all lots.

UNIFORM FENCING

17. Where uniform fencing has been installed by the developer, modifications to fences are not permitted.

OPEN SPACE AND OUTDOOR LIVING

18. Outdoor living shall be provided as per the locations shown on this LDP.
19. The main Outdoor Living Area is to be situated where mandated and accessed from a major opening to a habitable room.
20. Site cover may be increased to 70% of the site, subject to the provision of 20m² of outdoor living area with a minimum dimension of 4 meters, with two thirds of this area uncovered and located behind the street setback area.

APPROVAL

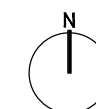
This Local Development Plan has been approved by the City of Wanneroo, pursuant to Clause 52 of the Deemed Provisions, of the City of Wanneroo District Planning Scheme No. 2.

Signature

Date

23rd March 2022

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DRAWN: V.R.
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