

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 Precinct Plan No.65 (PP 65) and the Residential Design Codes (R-Codes) apply. For the development of single houses within the R80 'Mixed Use Precinct', single house is a 'Permitted' land use under PP 65 and does not require planning approval subject to compliance with this LDP, the R-Codes and the R60 provisions of the City of Wanneroo Local Planning Policy 4.19 - Medium Density Housing Standards (R-MD Policy), which apply to all single residential development in the Mixed Use Precinct.

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

Public Open Space (POS)

- Buildings shall be setback a minimum of 1m from side boundaries abutting POS where identified on this LDP.
- Dwellings adjoining POS shall have a minimum of one habitable room with a major opening that has clear view of the POS.
- Fencing along side boundaries abutting POS shall be visually permeable (as defined under the R-Codes) above 1.2m of natural ground level and have a maximum height of 1.8m in locations identified on this LDP for 10m of the boundary. Remaining side boundary fencing to public open space is permitted to be solid to a minimum height of 1.8m.
- Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the POS and PAW if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.

Primary Street / Street Interface

- Primary street orientation shall be provided as identified in this LDP.
- Lots 5175 - 5181 shall be provided with direct pedestrian access to the adjoining POS or street.

Vehicular Access and Garages

- For lots 5107 and 5108 vehicular access to onsite car parking spaces is permitted from either the primary or secondary street. Where proposed on the primary street, access is permitted in the locations identified on the LDP.
- For lots 5100 and 5116, vehicular access shall be provided to the primary street as identified on this LDP. Vehicle access is not permitted to Honeybee Parade.
- For lot 5100, a double garage to a maximum width of 6m is permitted subject to compliance with the following:
 - A minimum primary street setback of 6.5m
 - Garage setback a minimum of 0.5m behind the building alignment
 - A major opening to a habitable room directly facing the primary street
 - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
 - No vehicular crossover wider than 4.5m where it meets the street

Building Height / Boundary Walls

- Buildings shall be two stories in height where identified on this LDP.
- For buildings identified for 2 storey building height, two storey boundary walls are permitted with a nil setback to both side boundaries, excluding secondary street boundaries, to a maximum height of 6.5m and a maximum length of 16m.

The provisions addressed above and accompanying plan relate to the Western Australian Planning Commission approved subdivision development WAPC Ref: 160712.

