

### 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), the City of Wanneroo Local Planning Policy 4.19 - Medium Density Housing Standards (R-MD Policy) (as identified within PP65) and the Residential Design Codes (R-Codes) apply (as identified within PP65). Where applicable, the City's R-MD Policy RMD60 provisions will be in effect until 10 April 2026 after which the R80 provisions of the R-Codes Vol. 1 2024 will prevail unless otherwise varied below.

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 / Public Access Way (POS / PAW)

- Buildings shall be setback a minimum of 1m from side boundaries abutting POS / PAW where identified on this LDP.
- Dwellings adjoining POS / PAW shall have a minimum of one habitable room with a major opening that has clear view of the POS / PAW.
- Fencing along side boundaries abutting POS / PAW 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 Orientation / Street Interface

- Primary street orientation shall be provided as identified in this LDP.
- Lots 5120-5137, 5165-5172 and 5175 - 5181 shall be provided with direct pedestrian access to the adjoining POS or primary street frontage.
- For lots 5200 and 5201, buildings shall be oriented towards and include primary street (front door) access from Joseph Banks Boulevard, Ghost Gum Boulevard and Jewel Way.

#### 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

- For Lots 5165 - 5172 and 5175 - 5181, boundary walls are permitted to have a maximum height of 7m, for a maximum length of 16m. At which point the wall is to be setback a minimum of 3m measured from the lot boundary for a minimum length of 3m. Applicable to all lot boundaries.
- For Lots 5165 - 5172 and Lots 5175 - 5181, buildings shall be two stories in height where identified on this LDP.
- For Lots 5200 and 5201, buildings shall be a minimum of two storeys in height or include two storey façade height elements to provide for the perception of building height.

#### Mixed Use Building Typology

- Refer to tables 1 and 2 for built form requirements (refer sheet 2 of this LDP).

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

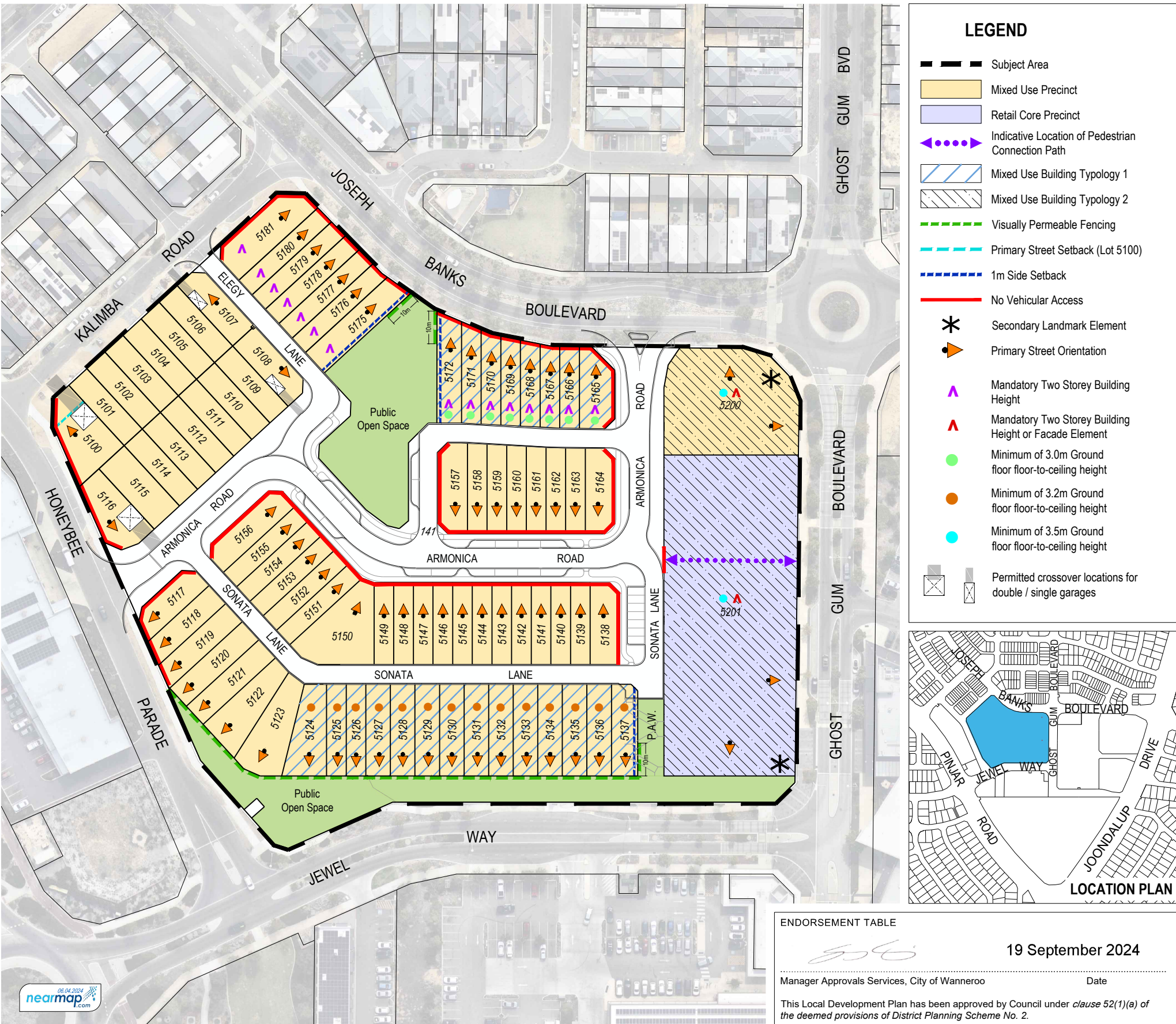




Table 1 - Mixed Use Building Typology 1

Floor-to-Ceiling Heights	Street Interface
<p><u>Floor-to-Ceiling Height</u></p> <p>1. For lots fronting Joseph Banks Boulevard, the ground floor floor-to-ceiling height shall be a minimum of 3.0m where identified on this LDP.</p> <p>2. Where identified on this LDP, lots fronting Jewel Way shall provide habitable room(s) to the ground floor abutting the primary street, with a minimum floor-to-ceiling height of 3.2m. The remainder of the ground floor is exempt from this provision.</p>	<p>1. Dwellings shall include a minimum of one habitable room on the ground floor abutting the primary street or POS with a major opening that includes glazing to 50% of the room façade area, to promote visual engagement with the street.</p>

Table 2 - Mixed Use Building Typology 2

Floor-to-Ceiling Heights	Setbacks	Pedestrian Connection Path	
<p><u>Floor-to-Ceiling Height</u></p> <p>1. The ground floor floor-to-ceiling height shall be a minimum of 3.5m where identified on this LDP.</p>	<p><u>Street Setback to Ghost Gum Boulevard, Joseph Banks Boulevard and Jewel Way</u></p> <p>1. Minimum street setback: Nil</p> <p>2. Maximum street setback: 0.5m or greater where required for entries of servicing requirements.</p> <p><u>Internal Side Setbacks</u></p> <p>3. Buildings are permitted with a nil setback to internal boundaries and the 6m Pedestrian Connection Path with no maximum height.</p> <p>4. No buildings are permitted within the Pedestrian Connection Path.</p> <p><u>Street Setback to Armonica Road and Sonata Lane</u></p> <p>5. Minimum 2m street setback or nil setback to the landscape area.</p>	<p>1. A Pedestrian Connection Path shall be provided to a minimum width of 6m between buildings in the location generally identified on this LDP. Where the Pedestrian Connection Path abuts parking areas the width may be reduced to 4m. Development applications shall dedicate a clear area providing connectivity between Armonica Road/Sonata Lane and Ghost Gum Boulevard and supported by a public access easement (or similar).</p> <p>2. Buildings abutting the Pedestrian Connection Path are subject to the following:</p> <p>a. Glazing or other transparent materials at the ground floor level shall be provided to a minimum of 50% of the facade abutting the Pedestrian Connection Path.</p> <p>b. Non-active portion of wall shall be provided with varied materials, textures, colours or architectural features to create visual interest. Blank or unarticulated walls are not permitted.</p> <p>c. Buildings at ground floor level shall not encroach into the Pedestrian Connection Path.</p> <p>d. Awnings with a minimum height of 3m and a maximum depth of 2m are permitted within the Pedestrian Connection Path.</p> <p>e. No side boundary fencing is permitted.</p> <p>3. Vehicle access over the Pedestrian Connection Path between parking areas is permitted subject to pedestrian priority treatment being provided via a crosswalk.</p>	
Pedestrian Shelter	Street Interface	Secondary Landmark Element	Landscaping and Access
<p>1. An awning shall be provided to Joseph Banks Boulevard, Ghost Gum Boulevard, Jewel Way with a:</p> <p>a. Minimum height of 3.0m above the footpath; and</p> <p>b. Minimum depth of 2.5m from the lot boundary.</p>	<p>1. Ground floor facades shall be glazed or provided with other transparent materials with a minimum area of 50% of the frontage abutting Ghost Gum Boulevard, Jewel Way, Joseph Banks Boulevard.</p> <p>2. Non-active portions of walls shall be provided with varied materials, textures, colours or architectural features to create visual interest. Blank or unarticulated walls are not permitted.</p>	<p>1. Built form at the secondary landmark element locations identified on this LDP shall be treated with additional architectural emphasis such as building height and material selections.</p>	<p>1. Reciprocal rights of access easements shall be provided across lots 5200 and 5201 to ensure vehicle and pedestrian access between the lots.</p> <p>2. All vehicle parking areas shall be located abutting Sonata Lane and Armonica Road. Parking areas shall be screened from view from Ghost Gum Boulevard, Jewel Way and Joseph Banks Boulevard via buildings or landscaping.</p>