

This Local Development Plan has been prepared in accordance with Condition 24 of WAPC subdivision approval 163088 dated 12 June 2023 and Condition 10 of WAPC subdivision approval 163529.

Unless provided for below, the provisions of the *City of Wanneroo District Planning Scheme No.2*, the *North Alkimos Local Structure Plan No. 73*, the *Residential Design Codes (R-Codes)* or the *City of Wanneroo's Local Planning Policy 4.19: Medium-Density Housing Standards* apply.

This LDP operates in conjunction with the requirements of the R-Codes by applying additional development controls or by varying certain 'deemed-to-comply' requirements. Where this LDP varies a requirement of the R-Codes, compliance with the provisions of this LDP shall be deemed to constitute a 'deemed-to-comply' outcome.

Garages (all corner lots)

- Vehicle access for all corner lots within the LDP area, excluding laneway lots, is permitted from either the primary street or secondary street.

Public Open Space (POS) & Pedestrian Access Way (PAW) - applicable to Lots (2369, 2371, 2690, 2498, 2500, 2533, 2534, 2515, 2517 & 2518)

The following provisions shall apply to lots abutting POS or a PAW:

Setbacks

- For lots which have a primary frontage to a POS or PAW, the dwelling shall be setback a minimum of 2 metres.
- For lots which have a side or rear boundary adjoining a POS or PAW, the dwelling shall be setback a minimum of 1 metre.

Passive Surveillance

- Dwellings shall have a minimum of one ground floor habitable room with a major opening that has clear view of the adjoining POS or PAW.
- Two storey dwellings shall have a minimum of one upper floor habitable room that directly overlooks the adjoining POS or PAW.

Fencing

- For Lots 2369, 2371, 2498, 2500, 2533, 2534, 2515 & 2518, visually permeable fencing, as defined by the R-Codes, shall be provided to side boundaries that abut POS or a PAW for a minimum of 25% of the length of the lot boundary, as illustrated on this LDP; or
- For Lots 2690 and 2517 (Grouped Housing Sites) fencing shall satisfy one of the following:
 - If the site is developed with a primary street frontage to the POS or PAW, fencing along the POS or PAW boundary is to be visually permeable and comply with the street walls and fences requirements of the R-Codes; or
 - If the site is developed without its primary frontage to the POS or PAW, fencing along the POS or PAW boundary is to be visually permeable, as defined by the R-Codes, for a minimum of 25% of the length of the lot boundary.
- Uniform Fencing is to be installed and maintained in accordance with the *City's Local Planning Policy 4.7: Uniform Fencing*.

LEGEND

- R30
- R40
- R100
- Visually Permeable Fencing

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

A/ Manager Approval Services
City of Wanneroo

20 March 2024
Date

LOCATION PLAN

