

LOCAL DEVELOPMENT PLAN No.27

This Local Development Plan has been prepared in accordance with Condition 17 of WAPC subdivision approval 164211 dated 6 February 2024.

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

- Vehicle access for all corner lots within the LDP area, excluding laneway lots and Lots 1958, 1974, 1978 and 2746, is permitted from either the primary street or secondary street.
- Where designated on this LDP, garages are to be in the locations identified.

Setbacks

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

Passive Surveillance

- For all lots abutting a PAW, dwellings shall have a minimum of one ground floor habitable room with a major opening that has clear view of the adjoining PAW.
- For all lots abutting a PAW, two storey dwellings (if applicable) shall have a minimum of one upper floor habitable room that directly overlooks the adjoining PAW.

Fencing

- For Lots 1892 & 2754, visually permeable fencing, as defined by the R-Codes, shall be provided to side boundaries that abut a PAW for a minimum of 25% of the length of the lot boundary, as illustrated on this LDP.
- For Lots 2871 - 2874 and 2876 - 2879 which front a PAW, fencing shall have a maximum height of 1.8m and be visually permeable (as defined by the R-Codes) above 1.2m of natural ground level along the PAW boundary as identified on this LDP.
- Uniform Fencing is to be installed and maintained in accordance with the *City's Local Planning Policy 4.7: Uniform Fencing*.



LEGEND

Lots Subject to LDP

No Vehicular Access

Visually Permeable Fencing

Primary Dwelling Orientation

Designated Garage Location

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

29 July 2024

Manager Approval Services
City of Wanneroo

Date

The location plan provides a broader context of the site's location. It shows the site's position relative to the Indian Ocean, Marmion Avenue, and the surrounding urban area. The 'LDP AREA' is highlighted in blue, and the 'SHOREHAVEN' area is labeled. The plan also shows the 'MARMION AVENUE' and 'BOULEVARD'.

City of Wanneroo

2348-645B-01 15.07.2024 Not to Scale