



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 constitute deemed to а 'deemed-to-comply' outcome.

Garages

- 1. 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.
- 2. Where designated on this LDP, garages are to be in the locations identified.

Setbacks

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

Passive Surveillance

- 5. 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.
- 6. 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

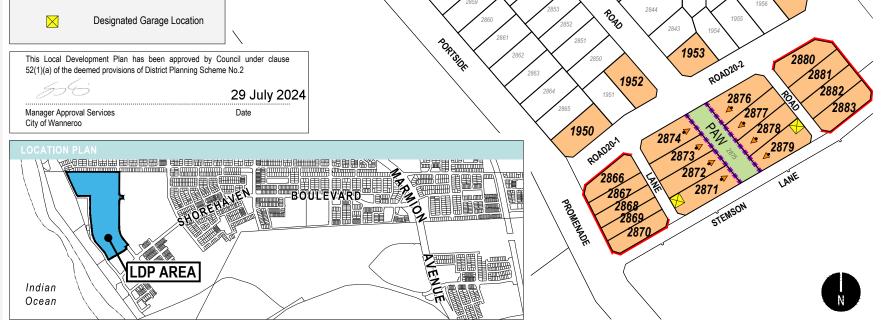
7. For Lots 1892 & 2754, visually permeable fencing, as defined by the



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.

Primary Dwelling Orientation

- 8. 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.
- 9. Uniform Fencing is to be installed and maintained in accordance with the City's Local Planning Policy 4.7: Uniform Fencing.





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