

Local Development Plan Provisions

1.0 General Provisions

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2 (DPS 2) and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- 1.2 The zoning and residential density coding of land subject to this local development plan is enforced through DPS 2.
- 1.3 The following standards represent variations to the deemed-to-comply provisions of the R-Codes, constitute new deemed-to-comply provisions pursuant to the R-Codes or are deemed to meet the relevant Design Principles of the R-Codes.

2.0 Provisions for All Lots

- 2.1 For Lots 133-140, at least one major opening to a habitable room shall overlook the public open space (POS).
- 2.2 For corner lots, one third of the length of the boundary of the secondary street shall be visually permeable fencing with a major opening to provide surveillance opportunities.
- 2.3 Visually permeable fencing shall be provided on the boundary of Lots 133-140 adjacent to the POS.
- 2.4 For Lots 107 and 108, designated crossover and garage locations are to be provided as shown on the LDP to ensure the retention of trees within the verge.
- 2.5 Lots 101-114, 120 and 125-131 shall have a minimum garage setback of 4.0m from the primary street.
- 2.6 For Lots 133-140, the location of stairs are to be designed as shown on the LDP to provide pedestrian frontage onto lots facing POS.

Legend

	Extent of Local Development Plan		On-Street Parking
	Building Orientation		Shared Paths / Footpaths
	Primary Street		Stair Location
	Secondary Street		No Vehicle Access Permitted
	Designated Garage Locations		Visually Permeable Fencing (Subject to Detailed Design)
	Designated Cross Over Locations (Subject to Detailed Design)		Retaining Walls (Subject to Detailed Design)

