

## Local Development Plan Provisions

### 1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and 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 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 179-190	RMD40
Lots 191-206	RMD60

### 3.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS													
<b>Built Form</b>	3.1 Building Orientation (a) For Lots 198-206 at least one major opening to a habitable room shall overlook the public open space (POS).												
	3.2 For corner lots 186, 190, 191, 197 and 206 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.												
	3.3 Visually permeable fencing shall be provided on the boundary of Lots 198-206 adjacent to the POS.												
	3.4 For Lot 181, a designated crossover and garage location is to be provided as shown on the LDP to ensure the retention of trees within the verge.												
	3.5 Lots 179-190 shall have a minimum garage setback of 4.0m from the primary street.												
	3.6 For Lots 198-206, the location of stairs are to be designed as shown on the LDP to provide pedestrian frontage access onto lots facing POS.												
<b>Lot Boundary Setback</b>	4.1 Boundary Walls For Lots 191-197 and 199-206 boundary walls are permitted to both side boundaries (excluding secondary street boundaries other than laneways), behind the minimum front setback, within the following limits:												
	<table border="1"> <thead> <tr> <th colspan="2">Single Storey</th> <th colspan="2">Two Storey and Above</th> </tr> </thead> <tbody> <tr> <td>Maximum Height</td> <td>3.5m</td> <td>Maximum Height</td> <td>6.5m</td> </tr> <tr> <td>Maximum Length</td> <td>No Limit</td> <td>Maximum Length</td> <td>Up to 13m in length</td> </tr> </tbody> </table>	Single Storey		Two Storey and Above		Maximum Height	3.5m	Maximum Height	6.5m	Maximum Length	No Limit	Maximum Length	Up to 13m in length
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For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline where this runs parallel to the front boundary and abuts a similar configured wall or secondary street.													
4.2	For Lot 198, the provisions of Clause 4.1 above apply only to the western lot boundary. Setbacks from the eastern lot boundary are to be in accordance with the applicable R-Code requirements.												

### Legend

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

