



LOCAL DEVELOPMENT PLAN PROVISIONS

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2, the Western Precinct Local Structure Plan 102, the R-Codes or the RMD provisions apply..

The LDP operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying 'Deemed to Comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed to Comply' and neighbour consultation in respect to those items is not required.

Public Open Space (Interface)

- Buildings shall be setback a minimum of 2 metres from a POS boundary.
- Visually permeable fencing as defined by the R-Codes shall be provided to all POS boundaries. For any lot adjoining open space on its side boundary (lot 186), visually permeable fencing (as defined by the R/Codes) is required for a third the length of the boundary, as indicated in Enlargement 'C'.
- The frontage indicated as the Primary Dwelling Orientation shall provide access to the primary entry (front door) of the dwelling.
- All dwellings shall have a minimum of one habitable room with a major opening that has an unobstructed view of the adjoining POS. In addition to this requirement, lots 255-260 shall have an outdoor living area with an unobstructed view of the adjoining POS.
- Enclosed, non-habitable structures such as outbuildings are only permitted where visible from the POS if constructed in the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
- All clothes drying areas and storage areas shall be screened from the POS.

Boundary Walls

- In addition to the boundary wall provisions contained within the R-MD Codes, boundary walls with a maximum height of 7m are permitted for 50% of the length of the lot boundary to both side boundaries (excluding secondary street or public open space boundaries).

LEGEND

- Local Development Plan Area
- Public Open Space / Drainage
- Visually Permeable Fencing
- No Vehicle Access
- Primary Dwelling Orientation

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

[Signature]
 Manager, Approval Services
 City of Wanneroo

8/5/18
 Date