

LOCAL DEVELOPMENT PLAN PROVISIONS

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2, the Banksia Grove District Centre Precinct Plan No.65 (PP 65) and the Residential Design Codes (R-Codes) apply. For the development of single houses within the R80 'Mixed Use Precinct', single house is a 'Permitted' land use under PP 65 and does not require planning approval subject to compliance with this LDP, the R-Codes and the R60 provisions of the City of Wanneroo Local Planning Policy 4.19 - Medium Density Housing Standards (R-MD Policy), which apply to all single residential development in the Mixed Use Precinct, with the exception of Lot 5182.

This 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 with respect to those items is not required.

Public Open Space (POS)

- Buildings shall be setback a minimum of 1m from side boundaries abutting POS where identified on this LDP.
- Dwellings adjoining POS shall have a minimum of one habitable room with a major opening that has clear view of the POS.
- Fencing along side boundaries abutting POS shall be visually permeable (as defined under the R-Codes) above 1.2m of natural ground level and have a maximum height of 1.8m in locations identified on this LDP for 10m of the boundary. Remaining side boundary fencing to public open space is permitted to be solid to a minimum height of 1.8m.
- Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the POS and PAW if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.

Primary Dwelling Orientation / Street Interface

- Primary street dwelling orientation shall be provided as identified in this LDP.
- Lots 5175 - 5181 shall be provided with direct pedestrian access to the adjoining POS or street.
- Fencing to lots fronting Joseph Banks Boulevard shall be visually permeable (as defined by the R-Codes) above 1.2m of natural ground level and have a maximum height of 1.8m.

Designated Garage Locations (Lots 5100, 5107, 5108, 5116, 5117 and 5119)

- For lots identified on this LDP, vehicular access to onsite car parking spaces is permitted from the primary street frontage, and garage crossover locations shall be provided where identified on the LDP.

Lot 5100

- Where a double garage is proposed, it shall be provided in the location shown on this LDP.
- Where a double garage is proposed, the minimum primary street setback shall be 4.75m to Kalimba Road.
- Garages shall be setback a minimum of 0.5m behind the building alignment as per the R-MD Codes.
- Where a single garage is proposed, setbacks shall be in accordance with the R-MD Codes.

Building Height

- Buildings shall be two stories in height where identified on this LDP.

