



LOCAL DEVELOPMENT PLAN No.13



LOCAL DEVELOPMENT PLAN PROVISIONS

General

- Unless provided for below, the provisions for the City of Wanneroo District Planning Scheme No.2, the Banksia Grove ASP No.21A or the Residential Design Codes apply.
- This Local Development Plan (LDP) operates in conjunction with 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".
- Habitable structures shall be contained within the Building Envelope.
- Side setbacks shall be in accordance with the R10 density requirements of the R-Codes.
- Driveways, retaining walls and footpaths are permitted within the front (western) Asset Protection Zone but shall be located to ensure retention of existing vegetation.
- Non-habitable structures such as retaining walls, swimming pools, patios/ pergolas and outbuildings are permitted to be built up to 50% of the rear (eastern) Asset Protection Zone area but shall be located to ensure retention of existing vegetation.
- Non-habitable structures shall be setback from rear boundaries a minimum of 6m, or greater where lots include retained natural bushland. Development is not permitted within area of retained natural bushland.
- Outbuildings (as defined by the R-Codes) shall not collectively exceed 120m² in area.
- Any vegetation shown as retained natural bushland shall not be cleared without approval from the City of Wanneroo, unless as required for the provision of essential services and/or installation of fencing.
- Any vegetation located within the Asset Protection Zones shall not be cleared without approval from the City of Wanneroo, unless as required for the provision of essential services and/or installation of fencing.
- Any vegetation shown as significant tree retention shall not be cleared without approval from the City of Wanneroo.

APPROVAL TABLE

[Signature] 9/3/2020
 Manager Approvals Services, City of Wanneroo Date
 This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 2.