

LOCAL DEVELOPMENT PLAN No. 4 (WAPC 163121)

PROVISIONS

This Local Development Plan has been prepared in accordance with Condition 7 of WAPC subdivision approval 163121 dated 6 April 2023.

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2, the Jindalee North Local Structure Plan No. 88 and the Residential Design Codes (R-Codes) apply.

This LDP operates in conjunction with the requirements of the R-Codes by applying additional development controls or by varying certain 'deemed-to-comply' requirements. Where this LDP varies a requirement of the R-Codes, compliance with the provisions of this LDP shall be deemed to constitute a 'deemed-to-comply' outcome.

PEDESTRIAN ACCESS WAY

The following provisions are applicable to lots abutting the Pedestrian Access Way (PAW):

1. Dwellings shall provide passive surveillance to the PAW through the location of a major opening from a habitable room, facing the PAW.
2. Uniform, visually permeable fencing shall be provided along the boundary adjoining the PAW by the developer and maintained by the landowner.

LOT BOUNDARY SETBACKS

3. Setbacks to lot boundaries where identified on this LDP to be in accordance with the lot boundary setback requirements of the R-Codes (Volume 1 or 2).

DWELLING ORIENTATION AND STREETScape FOR CORNER LOTS (Lot 717)

Dwellings on corner lots shall address both primary and secondary streets by:

4. Providing articulation in the building facade along both boundaries; and
5. Providing at least one major opening to a habitable room with an outlook to each primary and/ or secondary street.

DWELLING ORIENTATION AND STREETScape FOR DUAL FRONTAGE LOTS (Lots 688 and 1105)

Dwellings on lots shown to have dual primary dwelling orientations are to be designed to address both streets, articulated in a manner that is consistent with a primary street elevation by:

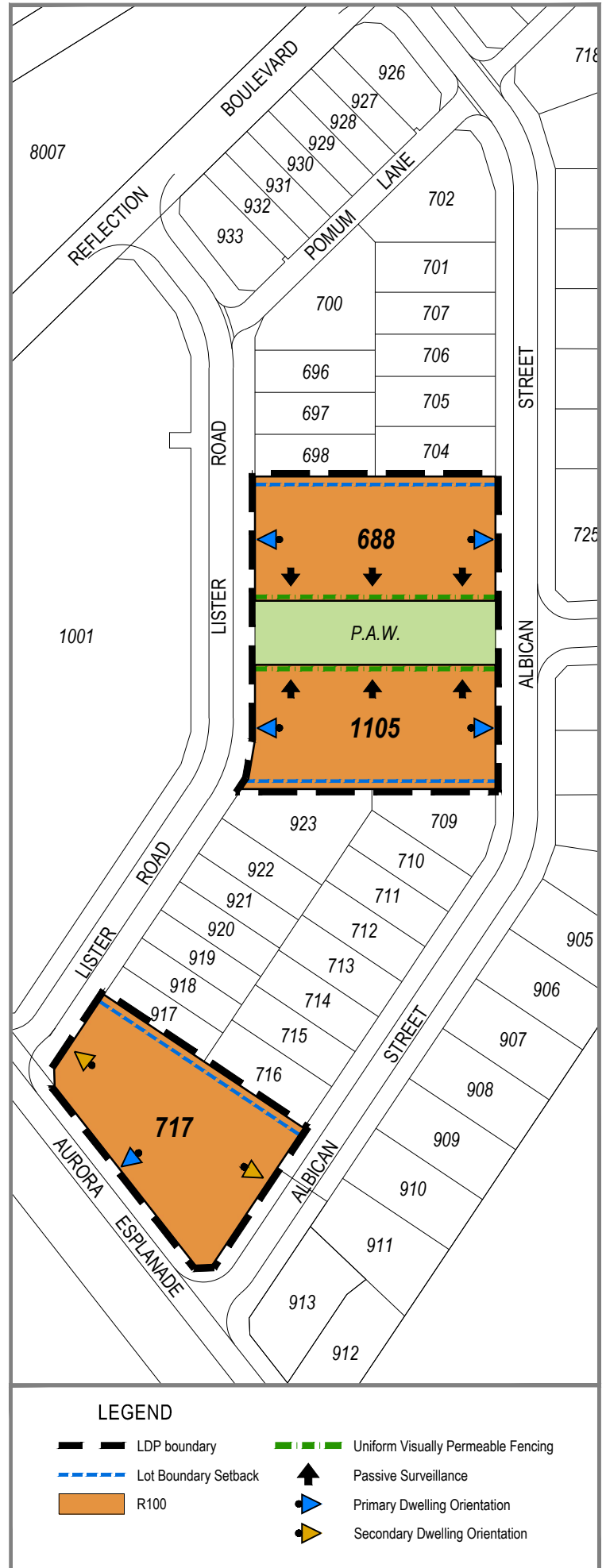
6. Providing articulation in the building facade along both street frontages;
7. Providing at least one major opening to a habitable room with an outlook to each primary street; and
8. Providing at least one dwelling with a primary street elevation and building entrance clearly identifiable from the primary street.

ENDORSEMENT TABLE


 Manager Approval Services
 City of Wanneroo

19 July 2024
 Date

This Local Development Plan has been approved by the City of Wanneroo pursuant to clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No.2.



LEGEND

- LDP boundary
- Lot Boundary Setback
- R100
- Uniform Visually Permeable Fencing
- Passive Surveillance
- Primary Dwelling Orientation
- Secondary Dwelling Orientation

