








LEGEND

-  Site Boundary
-  Uniform Fencing
-  Building Setback Line
-  Public Open Space
-  Footpath

LOCAL DEVELOPMENT PLAN No. 12

This Local Development Plan has been prepared in accordance with Condition 10 of WAPC subdivision approval 164184 dated 18 January 2024.


Unless provided for below, the provisions of the *City of Wanneroo District Planning Scheme No. 2*, the *East Wanneroo Cell 4 Agreed Structure Plan No. 6* and the *Residential Design Codes Volume 1 (R-Codes)* are to be satisfied.

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 constitute a 'deemed-to-comply' outcome.

LDP PROVISIONS

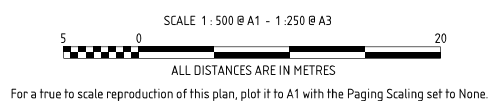
- a) Buildings must be setback a minimum distance of 1 metre from the Public Open Space (POS) boundary where identified on the LDP.
- b) Dwellings adjoining the POS must incorporate an outdoor living area and at least one habitable room with a major opening providing surveillance to the POS.
- c) Uniform fencing shall be visually permeable in accordance with the City of Wanneroo's *Local Planning Policy 4.7: Uniform Fencing (LPP 4.7)*.

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.

 26 November 2024

 Manager Approval Services Date
 City of Wanneroo

LOCAL DEVELOPMENT PLAN No. 12
 LOTS 378 & 379 Merlot Way and Classic Rise, Pearsall
 WAPC 164184



MNG Ref : 93254sam-079f

