

LOCAL DEVELOPMENT PLAN PROVISIONS

PRELIMINARY

The provisions of the City of Wanneroo's District Planning Scheme No.2, Capron Street Local Structure Plan (SPN 2280), Residential Design Codes and Local Planning Policy 4.19 Medium Density Housing Standards (R-MDs) are varied as detailed within this LDP. All other requirements are to be satisfied.

The following LDP standards represents variations to the R-Codes and constitutes 'Deemed-to-Comply' requirements pursuant to the R-Codes, and do not require consultation with the adjoining landowners.

GENERAL PROVISIONS

1. DWELLING ORIENTATION AND VISUAL SURVEILLANCE

- a. Boundary walls are not permitted where adjoining a public open space reserve.
- b. Dwellings on Lot 201 and 202 are required to have an outdoor living area and/or a minimum of one habitable room with a major opening that has an unobstructed view of the adjoining public open space ('POS') through visually permeable fencing ensuring appropriate visual surveillance.

2. UNIFORM FENCING

- a. Uniform fencing is to be constructed by the developer along the side boundary of Lots 201 and 202 adjacent to the POS as shown on this LDP. The uniform fencing is to comply with the visual permeability requirements of clause 5.2.4 of the R-Codes.
- b. Where walls and fencing have been installed by the Developer, modifications are not permitted without prior approval from the City of Wanneroo.

3. GARAGE AND ACCESS

- a. Garages identified on the LDP as being 'preferred' are located to ensure appropriate vehicular access to future dwellings, separating crossovers and driveways from the POS.

APPROVAL

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

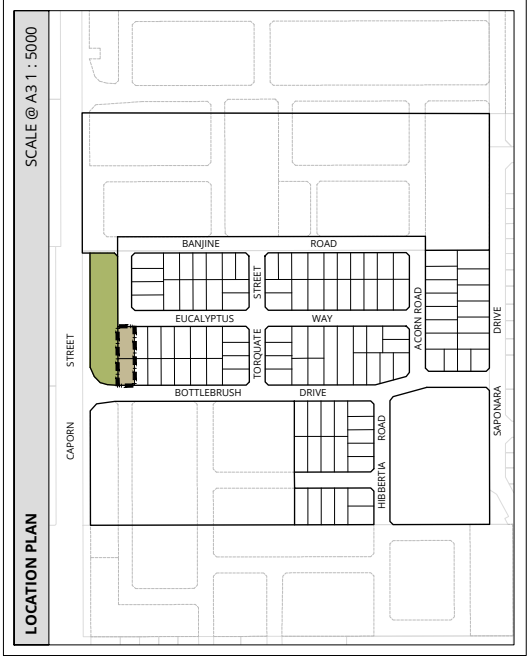
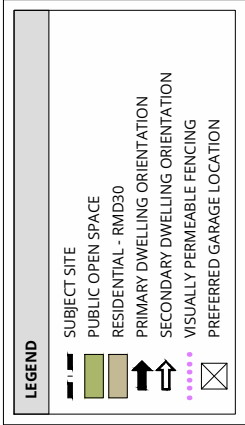
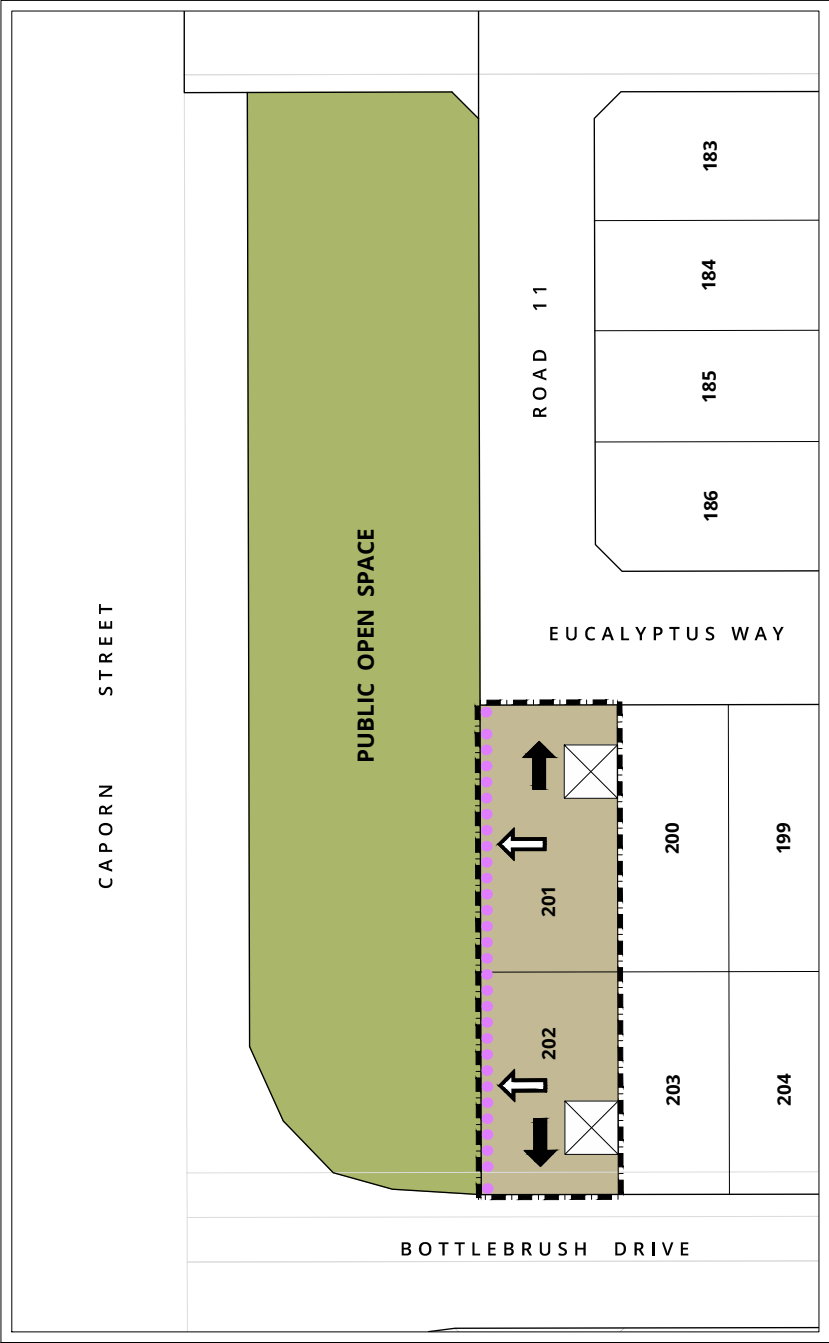
*N. devecchia*

MANAGER APPROVAL SERVICES

11 June 2025

DATE

LOCAL DEVELOPMENT PLAN EXPIRY DATE: 11 June 2035



LOCAL DEVELOPMENT PLAN No.1 (WAPC SUBDIVISION APPROVAL REF: 162249)

LOTS 201 EUCALYPTUS WAY & 202 BOTTLEBRUSH DRIVE

MARIGINIUP

