



LEGEND

- LDP APPLICATION AREA
- PRIMARY BUILDING ORIENTATION
- RETAINING WALL
- BOUNDARY WALL PERMITTED TO BOTH SIDE BOUNDARIES BEHIND FRONT SETBACK (REFER TO CLAUSE 2)

LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions below (and accompanying plan) relate to the WAPC approved Plan of Subdivision for lot 80 Nicholas Road, Hocking (WAPC Ref: 152448).

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and Residential Design Codes (R-Codes) apply. A Residential Density Code of R30 applies to all lots subject to this Local Development Plan.

The following standards are deemed to represent variations to the R-Codes, and constitute Deemed-to-Comply requirements pursuant to the R-Codes.

STREET SETBACKS

1. A minimum 1.0m setback is applicable to the secondary street.

BOUNDARY WALLS

2. Lots 833-840 & 843-850 are permitted to have boundary walls to both side boundaries subject to:
 - 2/3 length to one side boundary;
 - Maximum length of 9.0m to second side boundary; and
 - Walls not to be higher than 3.5m with an average of 3.0m or less.

GARAGES

3. On primary street frontages, garages are to be setback a minimum of 4.5m and at least 0.5m behind the front building alignment.
4. The garages for lots 833-850 are permitted to take up to a maximum of 60% (including supporting structures) of the lot frontage provided the following criteria being met:
 - Garages are setback a minimum of 1.0m behind the front building alignment;
 - The front door and a major opening to a habitable room of the building are clearly visible to the street;
 - The building facade includes an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
 - The vehicle crossover shall not be wider than 4.5m where it meets the street.

OPEN SPACE

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

5. The open space requirement can be reduced to a minimum of 40% provided:
 - The outdoor living has a minimum area of 24m² with a minimum dimension of 4.0 x 6.0m; and
 - The outdoor living area is located on the northern or eastern boundary of the lot.

SIGNATURE PANEL

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2.

City of Wanneroo, **DRAFT**
 Manager Approval Services _____ Date _____