

LEGEND

- LOTS SUBJECT TO THIS LDP
- RESIDENTIAL
- PUBLIC OPEN SPACE (POS)
- MANDATED GARAGE LOCATION
- VISUALLY PERMEABLE FENCING
- VEHICULAR ACCESS RESTRICTION
- 2m SETBACK
- TEMPORARY EMERGENCY ACCESSWAY

LOCATION PLAN SCALE 1:10,000

LOCAL DEVELOPMENT PLAN PROVISIONS

PRELIMINARY

The provisions of the City of Wanneroo's District Planning Scheme No. 2, Precinct 8 Ranch Road Local Structure Plan, 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 represent 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

1. This Local Development Plan ('LDP') applies to all lots shown on the plan, as identified by the 'subject site' boundary.
2. This LDP has been prepared in accordance with the requirements of the East Wanneroo Precinct 8 Ranch Road Local Structure Plan and Subdivision Approval Reference 202075.
3. Unless otherwise varied by this LDP, the provisions of the City of Wanneroo District Planning Scheme no.2 and the East Wanneroo Precinct 8 Ranch Road Local Structure Plan apply.
4. The requirements of the Residential Codes (the 'R Codes') are varied as shown on the plan.
5. The Density Code identified for each of the lots is as per the Residential Density Code plan as approved under Subdivision Approval Reference 202075.
6. Variations to the requirements of this LDP may be approved by the City of Wanneroo, at its discretion.

SETBACKS

7. Boundary walls are not permitted where adjoining a public open space reserve.
8. Dwelling on Lots 31-34 are to be setback a minimum of 2 metres from the boundary abutting public open space reserve.

PUBLIC OPEN SPACE AND STREET SURVEILLANCE

9. Dwellings on Lots 31-34 are to address the adjoining public open space through the provision of at least one major opening to a habitable room fronting the public open space interface.

UNIFORM FENCING

10. Uniform fencing is to be constructed by the developer and maintained by the landowner along the boundary as identified by this LDP.
11. Where identified on this LDP, uniform fencing is to be provided and maintained as visually permeable.
12. Where walls and fencing have been installed by the developer, modifications to fences are not permitted without prior approval from the City of Wanneroo.

GARAGE AND ACCESS

13. Where mandated, garages are to be located as designated on this LDP.
14. Where mandated, shared vehicle crossovers are to be located as designated on this LDP.
15. Where shown on this LDP, vehicular access/egress is not permitted.

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.

MANAGER APPROVAL SERVICES	**DATE** 20 August 2026

LOCAL DEVELOPMENT PLAN EXPIRY DATE: 20 August 2036

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LOCAL DEVELOPMENT PLAN NO.1

(WAPC SUBDIVISION APPROVAL REF: 202075)

LOTS 3, 4, 23 & 24 COOGEE ROAD, MARIGINIUP

N

0 60 m

SCALE @ A3: 1:2500

9121-LDP-01-F