

LOCAL DEVELOPMENT PLAN PROVISIONS

Preliminary

The provisions of the City of Wanneroo's District Planning Scheme No. 2, Precinct 7 Lake Mariginiup 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.

Notwithstanding the above, as of 10 April 2026, the City's Local Planning Policy 4.19 - Medium Density Housing will no longer apply to lots zoned R60 and the Residential Design Codes will prevail unless otherwise approved by the City of Wanneroo, (only required if R-MDs are proposed to Single House

General Provisions

- 1. This Local Development Plan ('LDP') applies to all lots shown on the plan, as identified by the 'subject site
- 2. The density code identified for each lot is as per the Precinct 7 Lake Mariginiup Structure Plan.
- 3. Variations to the requirements of this LDP may be approved by the City of Wanneroo, at its discretion.
- 4. Where shown on this LDP, dwellings and garages are permitted to be setback a minimum of 2 metres from
- Where a lot of boundary abuts a public open space reserve, boundary walls are not permitted. Dwellings shall be setback a minimum of 1 metre from the adjoining public open space.

Vehicular Access

- 6. Where mandated, garages are to be located as designated on this LDP.
- 7. Garages and vehicle crossover are to be designed to minimise conflict with retained trees and street trees.
- 8. For Lots 144-151, 322 and 323 a double garage is permitted to a maximum width of 6 metres as viewed from the street subject to:
 - a. The garage being setback a minimum of 0.5 metres behind the building alignment; and
 - b. The vehicular crossover being no wider than 4.5 metres where it meets the street.

Noise Management

- 10. Dwellings on lots identified with 'Ground Floor Package A Acoustic Treatment' are to be constructed in accordance with the relevant requirements as outlined in the approved acoustic assessment (July 2025), provided in Appendix 1 overleaf.
- 11. Alternative construction methods to those outlined in Appendix 1 may be acceptable if supported by a report undertaken by a suitably qualified acoustic consultant and approved by the City of Wanneroo.

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

LOCAL DEVELOPMENT PLAN EXPIRY DATE:

LOCAL DEVELOPMENT PLAN NO.1 - BOTANIA PARK (STAGE 1 & 2)

(WAPC SUBDIVISION APPROVAL REF: 201229) LOT 9002 ROUSSET ROAD, MARIGINIUP

DRAFT - SUBJECT TO APPROVAL BY CITY OF





