

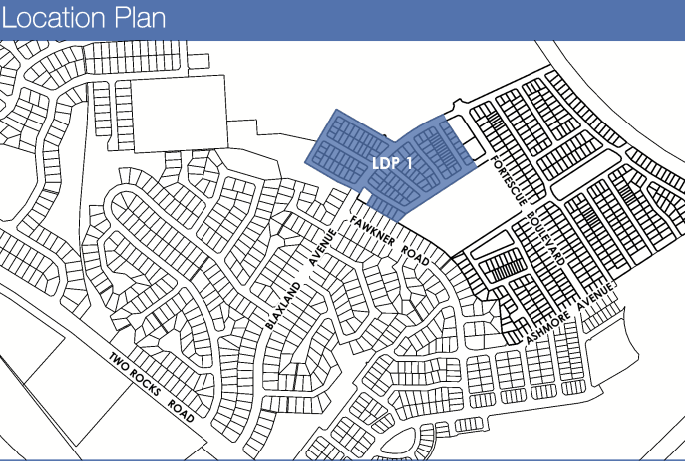


## Local Development Plan Provisions

- 1.0 GENERAL PROVISIONS**
- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.
- 2.0 RESIDENTIAL DESIGN CODE**
- | Lots Applicable                                    | R-Code Density |
|--|----------------|
| Lots 3-9, 14-20, 25-30, 34-39, 44-49, 53-63, 68-81 | R25            |
| Lots 10-13, 31-33, 50-52, 64-67, 82-90, 104-105    | R30            |
| Lots 1-2, 21-24, 40-41, 91-103, 106-113, 506-508   | R40            |
- 3.0 STREET SETBACK REQUIREMENTS**
- | Lots Applicable  | Setbacks         | Minimum (no averaging permitted) |      |
|--|------------------|----------------------------------|------|
| R25 Lots   | Primary Street   | Dwelling                         | 4.0m |
| Lots 1-2, 12-13, 21-24, 31-33, 40-41, 50-52, 66-67, 84-94, 104-113 | Primary Street   | Dwelling                         | 3.0m |
| Lots 95-103, 506-508   | Primary Street   | Dwelling                         | 3.0m |
|  |                  | Garage                           | 5.0m |
| All Lots   |                  | Balconies, Porches & Verandahs   | 2.0m |
| All Lots   | Secondary Street | Building                         | 1.0m |
- 3.1 For all lots (except R40 Lots 95-103, 506-508), garages shall be setback a minimum of 0.5m behind the dwelling.
- 4.0 LOT BOUNDARY SETBACK REQUIREMENTS (OTHER THAN STREET BOUNDARIES)**
- | Lots Applicable                   | Location     | Minimum | Requirements  |
|-----------------------------------|--------------|---------|---|
| All Lots (except 95-103, 506-508) | Ground level | Nil     | • Buildings built up to one side boundary are permitted, maximum total length determined by front and rear setbacks                                 |
| Lots 95-103, 506-508              | Ground level | Nil     | • Buildings built up to two side boundaries are permitted, maximum total length determined by front and rear setbacks                               |
|                                   | Upper level  | Nil     | • Buildings built up to one side boundary are permitted for a maximum total two-thirds of the boundary length determined by front and rear setbacks |
- 5.0 OPEN SPACE REQUIREMENTS**
- | Lots Applicable  | Minimum | Notes  |
|------------------|---------|--|
| R25 Lots         | 40%     | • Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access. |
| R30 and R40 Lots | 35%     |  |
- 5.1 Outdoor living areas are permitted to be located within the street setback area.
- 5.2 A balcony (roofed or open) with the minimum dimensions of 2.0m and located at the front of the dwelling, is permitted to be included as part of the open space provision, to a maximum size of 10m².
- 6.0 SOLAR ACCESS**
- 6.1 Lots 95-103, 506-508 permitted to overshadow adjoining property to a limit of 45% of the site area.

**Legend**

Extent of Local Development Plan	Designated Garage Location
R25 Subject Lots	Preferred Garage Location
R30 Subject Lots	
R40 Subject Lots	



**Endorsement Table**

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

Manager, Approval Services  
City of Wanneroo

Date 30/3/16