



### 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**

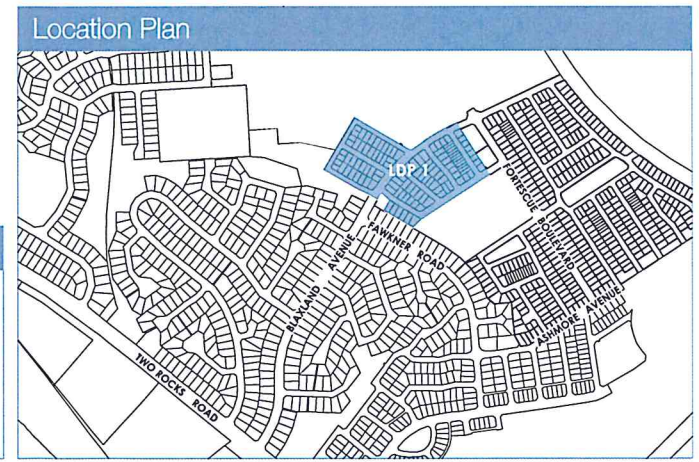
Lots Applicable	Minimum	Notes
R25 Lots	40%	Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
R30 and R40 Lots	35%	

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 10m<sup>2</sup>.

**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
- R25 Subject Lots
- R30 Subject Lots
- R40 Subject Lots
- X Designated Garage Location
- Preferred Garage Location



**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 *[Signature]*

Date *30/3/16*



**LOCAL DEVELOPMENT PLAN 1 | STAGE 1**  
 Atlantis Beach, Two Rocks  
 A Capricorn Village Joint Venture Project

**Taylor Burrell Barnett Town Planning and Design**  
 187 Roberts Road Subiaco Western Australia 6008  
 p: (08) 9382 2911 f: (08) 9382 4586  
 e: admin@tbbplanning.com.au

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