

THE REEF

TWO ROCKS



LOCATION PLAN INSET (1:30,000)

LOCAL DEVELOPMENT PLAN PROVISIONS

- a) The following standards are consistent with the Residential Medium Density Codes and replace the Deemed-to-Comply provisions of the Residential Design Codes. Variations to these standards will generally not be supported.
- b) Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS 2) and the R-Codes apply.

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 Date
 City of Wanneroo

	STREET SETBACK AND FRONT FENCES	LOT BOUNDARY SETBACK	OPEN SPACE	PUBLIC OPEN SPACE	GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS	PARKING	OVERSHADOWING	PRIVACY
R40	2m minimum, no average. 1.5m to porch/veranda, no maximum length. 1m minimum to secondary street. Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.	Boundary setbacks 1.2m for wall height 3.5m or less with major openings. 1m for wall height 3.5m or less without major openings Boundary walls To both side boundaries subject to: <ul style="list-style-type: none"> No maximum length to one side boundary 2/3 maximum length to second side boundary for wall height 3.5m or less. 	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA has a minimum 3m length or width dimension. No other R-Codes site cover standards apply.	Where lots abut Public Open Space the design of the dwelling shall consist of at least one major opening to a habitable room overlooking the Public Open Spaces and its view shall not be obstructed by visually permeable fencing.	Rear Load 0.5m garage setback to laneway. Front Load 4.5m garage setback from the primary street and 1.5m from a secondary street. The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary. For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none"> garage setback a minimum of 0.5m behind the building alignment; a major opening to a habitable room directly facing the primary street; an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and, no vehicular crossover wider than 4.5m where it meets the street. Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging.	As per R-Codes.	No maximum overshadowing for wall height 3.5m or less. No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.	R-Codes clause 5A.1 C1.1 applies, however the setback distance is: 3m to bedrooms and studies. 4.5m to major openings to habitable rooms other than bedrooms and studies. 6m to unenclosed outdoor active habitable spaces.
R25	3m 1.5m to porch/veranda, no maximum length. 1.5m minimum to secondary street. Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.	Boundary setbacks As per R40. Boundary walls To both side boundaries subject to: <ul style="list-style-type: none"> 2/3 length to one side boundary 1/3 maximum length to second side boundary for wall height 3.5m or less. 	As per R40.	As per R40.	As per R40.	As per R-Codes.	As per R40, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%.	As per R40.