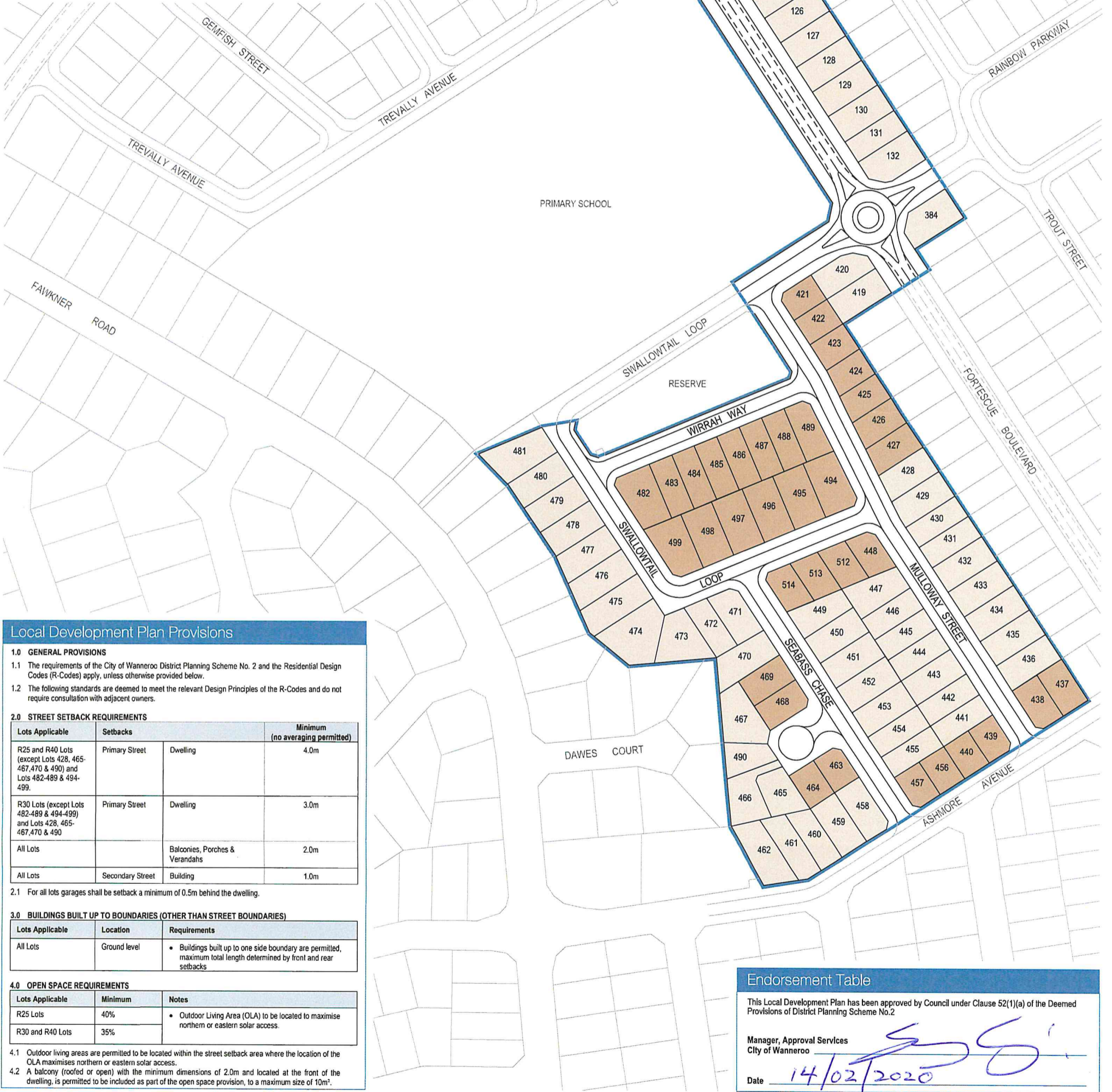




Legend

- Extent of Local Development Plan
- R25 Subject Lots
- R30 Subject Lots
- R40 Subject Lots



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 are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjacent owners.

2.0 STREET SETBACK REQUIREMENTS

| Lots Applicable | Setbacks | Minimum (no averaging permitted) |
|--|--------------------------------|----------------------------------|
| R25 and R40 Lots (except Lots 428, 465-467, 470 & 490) and Lots 482-489 & 494-499. | Primary Street Dwelling | 4.0m |
| R30 Lots (except Lots 482-489 & 494-499) and Lots 428, 465-467, 470 & 490 | Primary Street Dwelling | 3.0m |
| All Lots | Balconies, Porches & Verandahs | 2.0m |
| All Lots | Secondary Street Building | 1.0m |

2.1 For all lots garages shall be setback a minimum of 0.5m behind the dwelling.

3.0 BUILDINGS BUILT UP TO BOUNDARIES (OTHER THAN STREET BOUNDARIES)

| Lots Applicable | Location | Requirements |
|-----------------|--------------|---|
| All Lots | Ground level | Buildings built up to one side boundary are permitted, maximum total length determined by front and rear setbacks |

4.0 OPEN SPACE REQUIREMENTS

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

4.1 Outdoor living areas are permitted to be located within the street setback area where the location of the OLA maximises northern or eastern solar access.

4.2 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.

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 14/02/2020