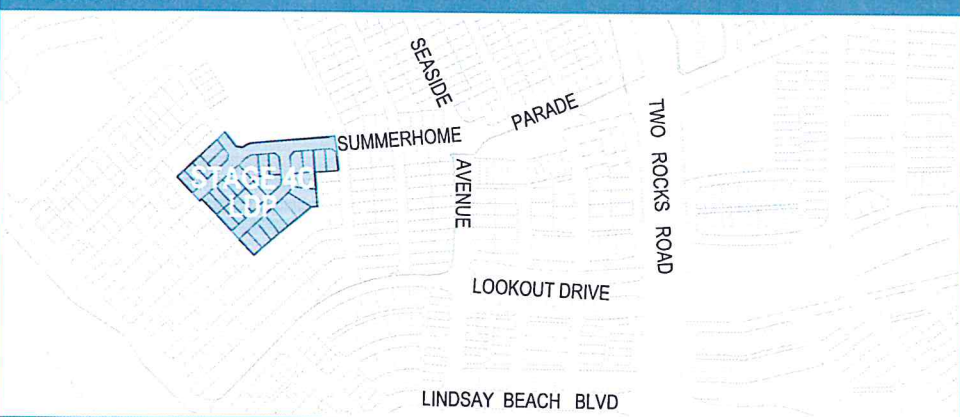


Location Plan



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 |
|-----------------|----------------|
| All Lots | R25 |

3.0 PROVISIONS FOR ALL LOTS

| | |
|--|---|
| Street Setback and Front Fences | 3.0m. 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. |
| Lot Boundary Setbacks | <u>Boundary setbacks</u> 1.2m for wall height 3.5m or less with major openings. 1.0m for wall height 3.5 or less without major openings. <u>Boundary walls</u> To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less. |
| Open Space | 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. |
| Garage Setback and Width and Vehicular Access | <u>Front loaded</u> 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. |
| Parking | As per R-Codes. |
| Overshadowing | 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% however, if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%. |
| Privacy | R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces. |



Legend

- Extent of Local Development Plan
- R25 Subject Lots
- Footpaths
- Designated 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

Date 28/9/16



LOCAL DEVELOPMENT PLAN | STAGE 4C
Capricorn, Yanchep
A Capricorn Village Joint Venture Project

Scale: 1:1000 @ A3

0m 5 10m

plan: 14/024/1013
date: 07/06/2016
RCC: 94

designed: ME
checked: ME
drawn: NM

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