

GENERAL PROVISIONS

The following standards are deemed to satisfy the relevant design principles of the Residential Design Codes (R-Codes) and do not require consultation with adjoining land owners.

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the R-codes shall apply. All lots identified in this Local Development Plan are coded R30

OPEN SPACE

An outdoor living area (OLA) with an area of 10% of the lot size or 20m² 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 width or length dimension. No other R-Codes site cover standards apply.

STREET SETBACKS

	Minimum	Average
Dwelling - Primary Street	2.0m	N/A
Secondary Street	1.0m	N/A

GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS

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 frontage between 10.5m and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to;

- 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 verandah 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.

Corner lots 314, 336, 341 and 345 may gain vehicular access from the primary street.

LOT BOUNDARY SETBACK

Boundary walls:

To both side boundaries subject to;

- 2/3 maximum length to one side boundary,
- 1/3 maximum length to second side boundary for wall height 3.5m or less;

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.

PARKING

Two on-site bays

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%.

PRIVACY

R-Codes clause 5.4.1 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 and 6m to unenclosed outdoor active habitable spaces.

FRONT FENCE

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.

GNANGARA RD

RD

BETHWYN CCT

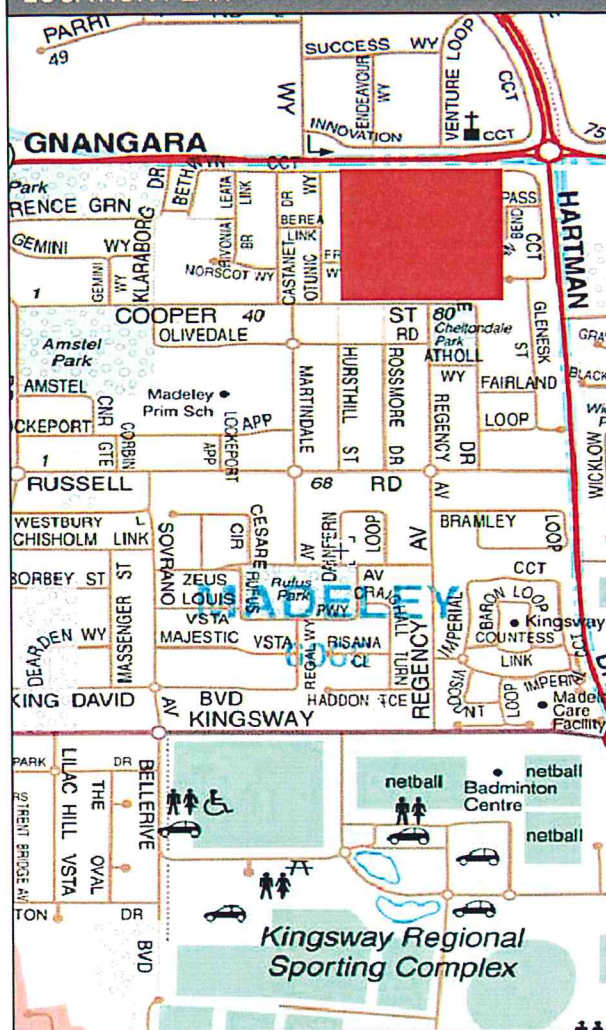
FRAMTON WAY

WAY

BETHWYN CCT

COOPER STREET

LOCATION PLAN



LEGEND



LDP Boundary



Designated Garage location

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

Manager, Approval Services

City of Wanneroo

Date: 30/9/16

