

Local Development Plan Provisions

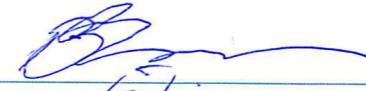
- 1.0 GENERAL PROVISIONS**
- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
 - 1.2 The following standard constitutes a new deemed-to-comply provision pursuant to the R-Codes.
- 2.0 PROVISIONS FOR ALL LOTS**
- Adaptable Dwelling Design (Mixed Use Lots)**
- 2.1 Shall demonstrate at the development application stage that buildings are designed so that ground floor units are capable of being adapted from any residential use to commercial use by providing the following:
 - 31c minimum ground floor ceiling height excluding a garage or store
 - Front room with minimum 3m x 4m dimension
 - Major opening to front room that can be converted into a separate external door

Legend

Extent of Local Development Plan	R60 Subject Lots	Shared Paths / Footpaths
R40 Subject Lots	No Vehicle Access Permitted	MU Mixed Use

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 17/3/17



LOCAL DEVELOPMENT PLAN 4 | BREAKWATER PRECINCT STAGE 2A

Atlantis Beach, Two Rocks
A Capriroom Village Joint Venture Project

Scale: 1:1000 @ A3

0m 5 10m

DATE: 07/03/2017	DESIGNED: ME	<p>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</p>
DATE: 08/03/2017	CHECKED: ME	
DATE: 08/03/2017	DRAWN: NMA	
PROJECT: PCC194		