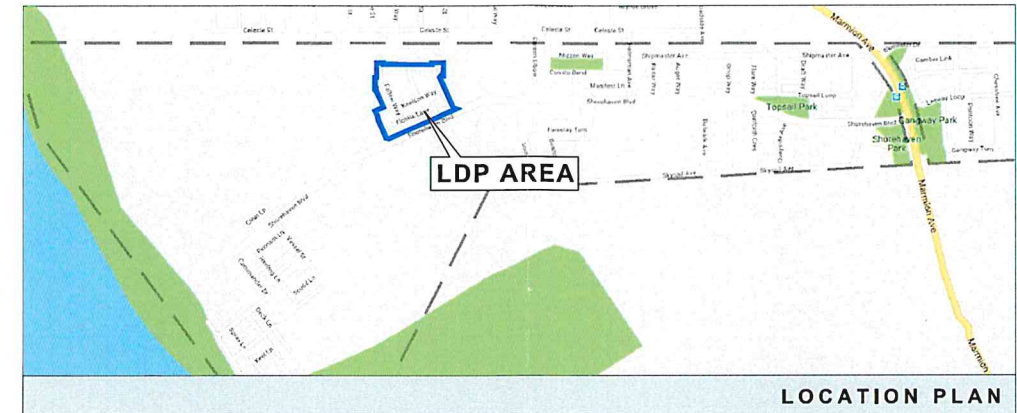




shorehaven
ALKIMOS



LOCAL DEVELOPMENT PLAN PROVISIONS

- The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with the adjoining landowners.
- Unless provided for below, the provisions of District Planning Scheme No. 2 (DPS 2) and the Residential Design Codes (R-Codes) apply.

This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of Town Planning Scheme No.2

Manager Approval Services
City of Wanneroo

Date

15/7/2019

	Street Setback	Lot Boundary Setback	Open Space / Outdoor Living Areas	Garage Setback	Overshadowing	Privacy	Lots Adjoining POS	Building Height
R40	Dwelling 2.0m minimum (no average) setback from the primary street to the dwelling. Verandah/Porch 1.0m minimum setback (no maximum length) from the primary street.	Boundary Walls Boundary walls with a wall height of 3.5m or less are permitted behind the front setback line, to both side boundaries (excluding a secondary street boundary) subject to: - No maximum length to one side boundary; and - A maximum of 2/3 the length of the balance of the lot boundary behind the front setback to a second boundary.	- Minimum 35% open space subject to a 24m² outdoor living area being provided, located on the northern or easternmost boundary. - At least one third of outdoor living area must be uncovered.	Front Loaded For front loaded lots with a frontage between 10 and 12m, a double garage is permitted to a maximum width of 6.0m as viewed from the street subject to: - Garage setback a minimum of 1.0m behind the building alignment; and - Provision of an entry feature consisting of a porch or verandah with a minimum depth of 1.2m.	Single Storey There is no limitation on the amount of shadow cast at midday 21 June onto any adjoining property. Two Storey For walls with a wall height greater than 3.5m, there is no limitation on the amount of shadow cast at midday 21 June onto any adjoining property where overshadowing is confined to the front 50% of the lot. Overshadowing that projects into the rear 50% of the lot is not to exceed 35% (as determined as a percentage of the rear 50% of the lot area).	As per R-Codes.	Buildings/Dwellings on lots fronting POS (*) - Buildings/dwellings are to be setback a minimum of 1.0m from the POS boundary. - Provision of at least one habitable room with a major opening facing the POS boundary. - Visually permeable fencing to be provided facing the POS boundary. - All clothes drying areas and hot water systems shall not be located between the dwellings and the POS boundary (except where screened and integrated into the dwelling design). Buildings/Dwellings on lots siding POS (#) - Buildings/dwellings are to be setback a minimum of 1.0m from the POS boundary (no boundary walls permitted along the POS boundary). - Fencing along the POS boundary in the front setback area to be visually permeable above 1.2m. - All clothes drying areas and hot water systems shall not be located between the dwellings and the POS boundary (except where screened and integrated into the dwelling design).	As per Table 3, Category B of the R-Codes: - Top of external wall (roof above) - 6m - Top of External wall (concealed roof) - 7m - Top of pitched roof - 9m
R60	Dwelling 2.0m minimum (no average) setback from the primary street to the dwelling. Verandah/Porch 1.0m minimum setback (no maximum length) from the primary street.	Boundary Walls Boundary walls with a wall height of 3.5m or less are permitted behind the front setback line, to both side boundaries (excluding secondary street boundaries) with no maximum length.	- Minimum 25% open space subject to a 20m² outdoor living area being provided, located on the northern or easternmost boundary. - At least one third of outdoor living area must be uncovered. - Minimum outdoor living area dimension of 3.5m to one axis only, on lots 8.5m or less in width.	Rear Loaded 1.0m minimum garage setback to the laneway.	There is no limitation on the amount of shadow cast at midday 21 June onto any adjoining property.	For major openings and unenclosed outdoor active habitable spaces which have a floor level of more than 0.5m above natural ground level, visual privacy provisions are as follows: 3.0m minimum privacy setback to bedrooms and studies. 4.5m minimum privacy setback to all other major openings (including balconies or similar).		