

The standards outlined in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and District Planning Scheme No.2 (DPS2). The requirements of the R-Codes and DPS2 shall be satisfied in all other matters.

**1.0 RESIDENTIAL DESIGN CODE AND ZONE**

| Lots Applicable | R-CODE DENSITY AND ZONING |
|-----------------|---------------------------|
| All Lots        | R60                       |

**2.0 SURVEILLANCE**

- a) Dwellings should be oriented to the 'Building Frontage' as shown on the Local Development Plan. Major openings (as defined by the R-Codes) should be provided to the 'Building Frontage' for each building level.
- b) Where fencing is provided within the primary street setback area, it should be 50% visually permeable above a height of 600mm.

**3.0 BOUNDARY SETBACKS**

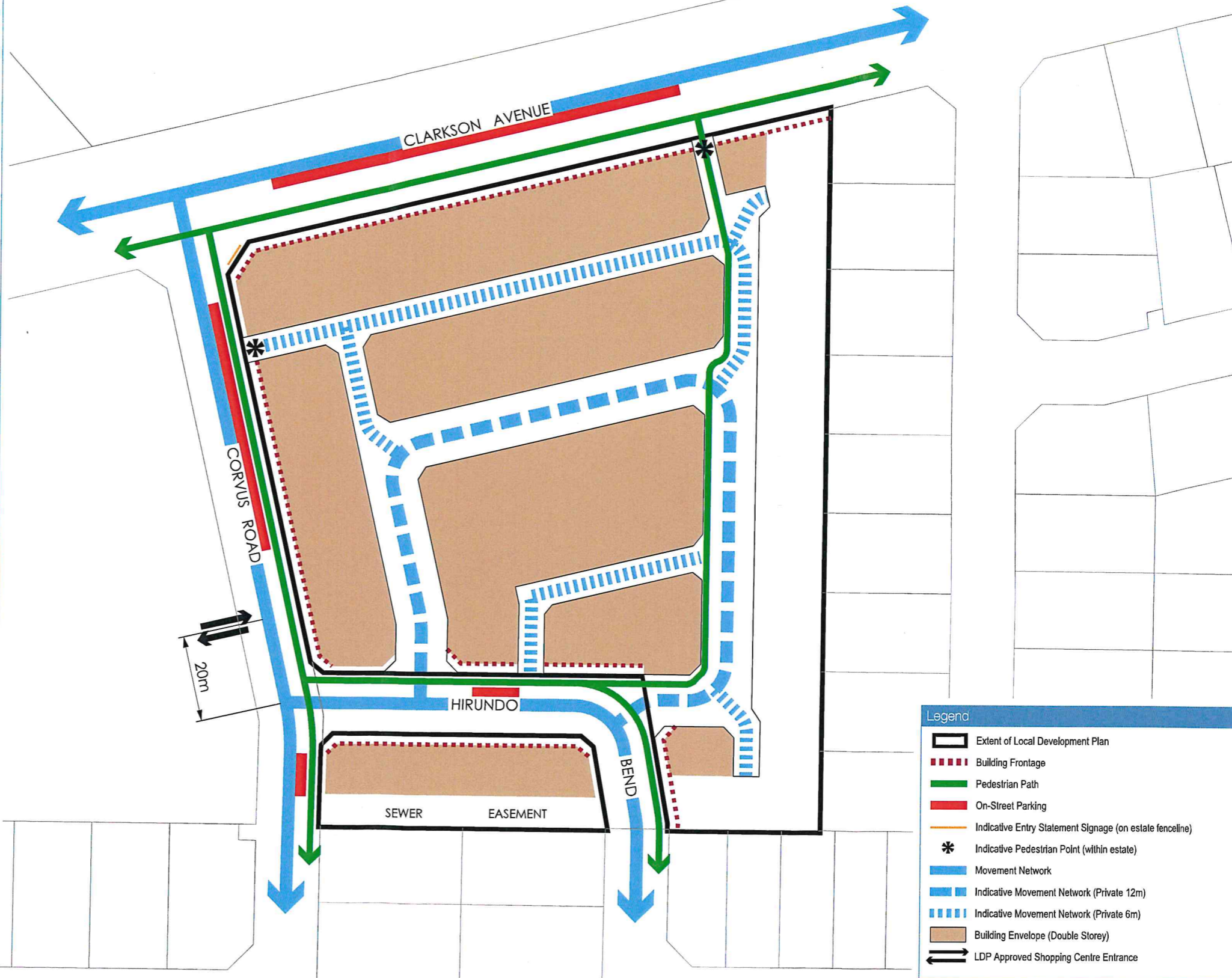
- a) A porch, balcony, verandah or the equivalent may project not more than 1.0m into the primary street setback area, provided that the total of such projections do not exceed 60% of the frontage at any level.
- b) Rear setback to R60 Double Storey land (south of Hirundo Bend) shall have regard to the sewer easement, as required by Water Corporation.
- c) Buildings on boundary (other than street boundaries) allowed to two side boundaries. Maximum length of zero-setback wall determined by the front (primary street) and rear setback.

**4.0 BUILDING FORM REQUIREMENTS**

| Land Applicable | Requirements   |
|-----------------|--|
| Double Storey   | Mandatory requirement for two storey dwellings.<br><br>Maximum height limit to comply with Table 3 of the R-Codes for category B area buildings. |

**5.0 PRIVACY**

No privacy provisions apply to R60 Double Storey lots.



**LOCAL DEVELOPMENT PLAN**

Lot 1001 Clarkson Avenue, TAPPING

A NICHE LIVING PROJECT

**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

*[Signature]*  
2/10/18

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d: 30 Oct 2018  
p: 18/045/001F

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