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## Local Development Plan (LDP) No. 1 - Provisions

The following provisions are deemed to meet the relevant Design Principles of the Residential Design Codes (R-Codes) and do not require consultation with adjoining landowners. Unless otherwise varied by the Local Development Plan (LDP) the provisions of the City of Wanneroo District Planning Scheme No. 2 and the R-Codes apply to all residential lots subject to this LDP.

1. A Residential Density Code of R40 applies to all lots subject to this LDP.
2. Setback and Open Space Provisions.

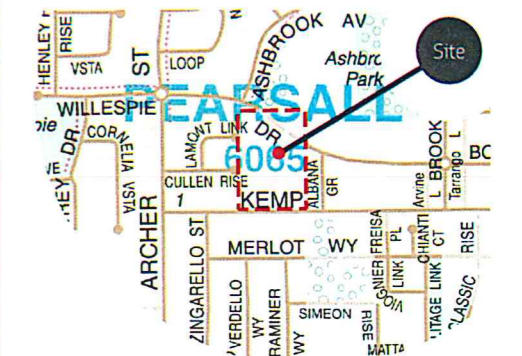
|     |   |            |         |            |
|-----|---|------------|---------|------------|
| (a) | Dwelling setback (excluding garage) - Primary Street.   | Minimum    | Maximum | Average    |
|     |   | 1.5 metres | N/A     | 3.0 metres |
| (b) | Garages are to be set back in accordance with the R-Codes.  |            |         |            |
| (c) | Nil setbacks are permitted to one side boundary for the length of the boundary behind the street setback. A nil side setback is not permitted where the boundary abuts a secondary street.  |            |         |            |
| (d) | Where lots have a frontage of 11.0 metres or less, nil side setbacks are permitted to both side boundaries for the length of the boundary behind the primary street setback, and the minimum open space requirement may be reduced to 30% (70% site cover). |            |         |            |
| (e) | Where lots have an area of 350m <sup>2</sup> or less, and are not covered by provision (d) above, the minimum total open space requirements may be reduced to 30% (70% site cover), subject to the following:   |            |         |            |
|     | (i) The provision of a minimum 2.0 metre wide solar setback to habitable rooms with major openings on the northernmost or easternmost boundary.   |            |         |            |
| (f) | For all other lots, the minimum total open space requirement may be reduced to 40% (60% site cover), subject to compliance with provision (e) above.  |            |         |            |

This Local Development Plan has been endorsed by Council under the Deemed Provisions CL.52(1)(A) of the District Planning Scheme No. 2:



Manager Approval Services  
City of Wanneroo

Date: 8/8/16



**LEGEND**

- Subject Site
- Min 1.5m Primary Street Setback
- Average 3m Primary Street Setback
- Primary School Reserve
- Reserve for Drainage
- \* The Primary and Secondary streets for corner lots shall be determined based on dwelling design. Primary and Secondary Streets shall be determined in accordance with the definition under the R-Codes. Setback requirements are to be in accordance with this LDP.

NOTE: All areas shown are approximate only.



| REVISIONS |            |             |
|-----------|------------|-------------|
| Rev       | Date       | Drawn       |
| F         | 2016.03.09 | W. Clements |
| G         | 2016.03.14 | M. Sullivan |
| H         | 2016.06.23 | M. Sullivan |
| I         | 2016.07.11 | M. Sullivan |



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Drawn: M Callaghan  
Projection: MGA50 GDA94  
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