






Legend	
	Extent of Local Development Plan
	R40 Subject Lots
	Estate feature wall and uniform visually permeable fencing (by developer)
	Primary Building Orientation
	Secondary Building Orientation

Local Development Plan R-Code Variations

- 1.0 GENERAL PROVISIONS**
- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.

2.0 RESIDENTIAL DESIGN CODE

Lots Applicable	R-Code Density
Lots 2221-2230	R40

3.0 PROVISIONS FOR ALL LOTS

Design Requirements	
Built Form	<p>3.1 Building Orientation</p> <p>a) For Lots 2221-2230 at least one major opening to a habitable room shall overlook Relaxation Loop.</p> <p>b) For Lots 2221-2230 at least one major opening to a habitable room shall overlook the POS/Capricorn Esplanade.</p> <p>c) For Lots 2221 and 2230 at least one major opening to a habitable room shall also overlook the side boundary abutting the POS and Sandcastle Street respectively.</p>
	<p>3.2 Estate Feature Wall and Uniform Visually Permeable Fencing</p> <p>a) Estate feature wall and uniform visually permeable fencing shall be provided on the boundary of Lots 2221-2230 (as depicted on this LDP) and be a maximum height of 1.8m (1.2m solid and 600mm permeable) above future lot level.</p> <p>b) Where estate feature wall and uniform visually permeable fencing is provided by the developer, no modifications are to occur, aside from maintenance and repair in materials that are identical with those used in the original construction.</p>

Location Plan

