







| Legend                                                                           |                                  |                                                                                   |                                           |
|----------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------|
|  | Extent of Local Development Plan |  | Visually permeable fencing (by developer) |
|  | RMD40 Subject Lots               |  | Primary Building Orientation              |
|  | Retaining Walls                  |  | 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) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.
- 1.2 Notwithstanding the above, as at 1 September 2025, the City's LPP 4.19 will no longer apply and the R-Codes Vol.1 2023 will prevail unless otherwise approved by the City of Wanneroo.
- 1.3 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.

| LOTS APPLICABLE              | R-CODE DENSITY AND ZONING |
|------------------------------|---------------------------|
| Lots 2155-2160 and 2178-2184 | RMD40                     |

**3.0 PROVISIONS FOR ALL LOTS**

| DESIGN REQUIREMENTS |                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Built Form</b>   | <p><b>3.1 Building Orientation</b></p> <p>a) For all lots at least one major opening to a habitable room shall overlook the POS/Capricorn Esplanade.</p> <p>b) For Lots 2155, 2160, 2178 and 2184 at least one major opening to a habitable room shall also overlook the side boundary abutting Seaside Avenue, Shortboard Street and Recreation Way.</p> |
|                     | <p><b>3.2 Uniform Fencing</b></p> <p>a) Visually permeable fencing shall be provided on the boundary of all lots (as depicted on this LDP).</p>                                                                                                                                                                                                           |

### Location Plan



**Local Development Plan 17 (WAPC: 157804)**  
 CAPRICORN, YANCHEP  
 A Capricorn Village Joint Venture 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 **12 May 2023**

scale: 1:750@A3    date: 12/05/2023    plan: 14/024/186B

