



**Local Development Plan Provisions**

The provisions of the City's Mixed Use Zone Local Planning Policy (LPP4.27), Two Rocks Town Centre Agreed Structure Plan No. 70 (ASP 70), the City of Wanneroo District Planning Scheme No. 2 (DPS 2) and Residential Design Codes (R-Codes) apply, unless otherwise provided below in this Local Development Plan (LDP).

**Built Form (Mixed Use Lots 58-62, 63 - 71 & 73 - 80)**

- The subject lots are to be designed to allow for adaptive reuse in accordance with the Design Principles of LPP 4.27 and R-Codes (as required), subject to the following variations:
  - A minimum gross floor area of 12m<sup>2</sup> for the designated room for a non-residential use is to be provided, which can include any adjacent floor areas directly accessible to the non-residential use not separated by a door and does not include hallways or bathrooms.
  - The designated room elevation facing the primary street shall achieve a minimum 55% visually permeable material.
  - The designated room for non-residential use shall have a minimum ceiling height of 2.65m.
  - The provisions of LPP 4.27 in relation to providing a designated room only applies to Lots 58 - 62, 63 - 71 & 73 - 80 as varied above. For all other lots within the Mixed-Use zone subject to this LDP, the provision of a designated room is not required.

**Garages**

- For all corner lots, vehicular access is permitted to both the primary street or secondary street.
- For Lots 26, 29, 30, 34 - 36, 43 & 46, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:
  - An entry feature consisting of a porch or verandah with a minimum depth of 1.2m; and
  - No vehicular crossover wider than 4.5m where it meets the street.

**General**

- For Lots 10, 32, 33 & 57 a major opening shall be provided facing Lisford Avenue to provide for passive surveillance.
- Visually permeable fencing shall be provided on the boundary of all lots (as depicted on this LDP).
- Dwellings to be orientated to have a primary frontage as shown in this LDP.
- For Lots 53 - 57 at least one major opening to a habitable room shall overlook the POS (or PAW in relation to Lot 57) and Lisford Avenue.
- For lots in this LDP (excluding Lots 1, 2 & 12 and Lots 58 - 62, 63 - 71 & 73 - 80):
  - The primary street setback shall be a minimum 2.0m with no averaging.
  - The primary street setback for a porch/veranda is a minimum 1.5m no maximum length.
  - Lot boundary setbacks shall be a minimum of 1.2m for a wall height of 3.5m or less with major openings
  - Lot boundary setbacks shall be a minimum of 1.0m for a wall height of 3.5m or less without major openings
  - Boundary walls, with a wall height of 3.5m or less, are permitted to both side boundaries subject to:
    - No maximum length to one side boundary; and
    - Two thirds maximum length to second side boundary.

**Legend**

- LDP Boundary
- Existing Cadastre
- Lots subject to this LDP
- Primary Dwelling Orientation
- No Vehicular Access
- Uniform Visually Permeable Fencing

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

*M. Gull*  
 Director, Planning & Sustainability

Date: 22/12/23

**Local Development Plan No. 3**

Two Rocks Town Centre, Precinct C, D & E

WAPC Subdivision 162549