



Legend

Extent of Local Development Plan

R25 Subject Lots

R40 Subject Lots

Preferred Garage Location

Designated Garage Location

Stairwell Location

Retaining Wall

Access Restriction

Primary Building Orientation

Secondary Building Orientation

Uniform Fencing (by developer)

Bin Pad Presentation Location
(Lots 795, 796 826 & 827)

Local Development Plan Provisions

1.0 GENERAL PROVISIONS

1.1

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 (DPS2), the Two Rocks Agreed Structure Plan (ASP69), the Residential Design Codes (R-Codes) Part B and City of Wanneroo Local Planning Policy 4.19 Medium Density Housing Standards (R-MD Codes) apply.

1.2

This LDP operates in conjunction with the requirements of the R-Codes and R-MD Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes or R-MD Codes, compliance shall be deemed to constitute 'Deemed-to-comply' and neighbour consultation with respect to those items is not required.

2.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS		
Built Form	2.1	Building Orientation
	a)	For Lots 850-854 and 875-879 at least one major opening to a habitable room shall overlook the adjoining POS.
	b)	For Lots 850, 854, 875 and 879 at least one major opening to a habitable room on the second storey (if applicable) shall overlook the side boundary abutting Public Open Space 1, Road 6 and Road 9.
	2.2	Uniform Fencing
	a)	Visually permeable fencing shall be provided on the boundary of all lots (as depicted on this LDP).
	2.3	Clothes Drying Areas and Outbuildings
	a)	All clothes drying areas and outbuildings shall be screened from view from the POS

This Local Development Plan was prepared by TBB Planning for Atlantis Beach Estate.

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

N. de Vecchis

Manager Approval Services

11 September 2025

Date

Local Development Plan Expiry Date:

11 September 2035

Local Development Plan (WAPC Subdivision Approval Ref. 200548)

Altantis Beach Estate, Two Rocks

NORTH

Plan no. 07/032/213A

Scale 1:3000

City of Wanneroo