



LOCAL DEVELOPMENT PLAN PROVISIONS

- ### 1.0 PRELIMINARY
- Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS 2), the Capricorn Coastal Village Agreed Local Structure Plan No. 44 (ASP 44) and the Residential Design Codes Volume 1 (R-Codes) apply to land subject to this local development plan (LDP).
- ### 2.0 DEVELOPMENT STANDARDS
- #### 2.1 Building Envelopes
- All setbacks are as per the LDP. Where a setback is not specified within the LDP, then the R-Codes and the provisions in ASP 44 prevail.
 - Except where indicated, ground floor boundary walls are permitted to both side boundaries to the full extent of the ground floor envelope, as indicated on the LDP.
- #### 2.2 Building Heights
- A minimum and maximum height of two storeys is required with a maximum wall height of 6.0m and a maximum roof height of 9.0m.
 - Where applicable, wall and roof heights shall be measured from the finished lot level.
- #### 2.3 Garaging
- Garage to be accessed from the laneway (where provided) in the designated location (if applicable). Minimum garage setbacks are as per the LDP.
 - For front-loaded lots (and side-loaded lots if applicable), the garage is to be setback a minimum of 0.5m behind an adjoining portion of the dwelling, and in the designated location (if applicable).
 - Where an undercroft garage is required as shown on the LDP, garages shall be provided as per the 'minimum garage finished floor level', as shown in this LDP.
- #### 2.4 Outdoor Living
- A minimum outdoor living area of 25m² with a minimum dimension of 4.0m is to be provided abutting the side boundary as indicated on the LDP. A minimum of 50% of the outdoor living area is to remain uncovered.
 - Where no indicative outdoor living area is shown for a lot, a minimum of 25m² outdoor living area (50% uncovered) is to be provided in a location with northern solar access and capable of use in conjunction with a habitable room.
- #### 2.5 Public Open Space, Laneways and Pedestrian Access Ways
- All dwellings abutting public open space (POS), laneways or pedestrian accessways are to be suitably designed and oriented to ensure passive surveillance. Dwellings shall have one or more openings to a habitable room on both storeys facing the POS, laneway or pedestrian accessway.
 - Dwellings should address the POS or pedestrian accessway by way of special building elevation and window treatment that draw attention to the location. This could include such means as distinctive roof forms, balconies, articulation of corner wall elements, entry forecourts, materials and colour.
- #### 2.6 Solar Access
- The overshadowing provisions of Part B, Clause 5.4.2 of the R-Codes do not apply within the LDP area.