



**Local Development Plan Provisions**

**1.0 GENERAL PROVISIONS**

1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.

1.2 The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjacent owners.

**2.0 STREET SETBACK REQUIREMENTS**

Lots Applicable	Setbacks	Minimum (no averaging permitted)
R25 and R40 Lots (except Lots 428, 465-467 & 470) and Lots 482-489 & 494-499.	Primary Street Dwelling	4.0m
R30 Lots (except Lots 482-489 & 494-499) and Lots 428, 465-467 & 470.	Primary Street Dwelling	3.0m
All Lots	Balconies, Porches & Verandahs	2.0m
All Lots	Secondary Street Building	1.0m

2.1 For all lots garages shall be setback a minimum of 0.5m behind the dwelling.

**3.0 BUILDINGS BUILT UP TO BOUNDARIES (OTHER THAN STREET BOUNDARIES)**

Lots Applicable	Location	Requirements
All Lots	Ground level	Buildings built up to one side boundary are permitted, maximum total length determined by front and rear setbacks

**4.0 OPEN SPACE REQUIREMENTS**

Lots Applicable	Minimum	Notes
R25 Lots	40%	Outdoor Living Area (OLA) to be located to maximise northern or eastern solar access.
R30 and R40 Lots	35%	

4.1 Outdoor living areas are permitted to be located within the street setback area where the location of the OLA maximises northern or eastern solar access.

4.2 A balcony (roofed or open) with the minimum dimensions of 2.0m and located at the front of the dwelling, is permitted to be included as part of the open space provision, to a maximum size of 10m<sup>2</sup>.

**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: 13/5/16



**LOCAL DEVELOPMENT PLAN 2 | STAGE 2**  
Atlantis Beach, Two Rocks  
A Capricorn Village Joint Venture Project

Scale: 1:2000 @ A3

0m 10 20m

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