



| LEGEND | |
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| | SUBJECT AREA |
| | R-AC3 CODE |
| | NO VEHICULAR ACCESS PERMITTED |
| | DWELLING/BUILDING ORIENTATION |
| | MAXIMUM FRONT FENCING HEIGHT 900mm |
| | TWO STOREY MINIMUM AND TO INCLUDE A UNIQUE ARCHITECTURAL FEATURE VISIBLE FROM THE PUBLIC REALM |
| | WALLS FACING ROAD TO INCLUDE EITHER MAJOR OPENINGS OR DISTINCTIVE ARCHITECTURAL FEATURES |
| | UNIFORM BOUNDARY WALL TO INCLUDE UNIQUE ARCHITECTURAL FEATURES |



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

..... Date

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 Manager Planning and Implementation
 City of Wanneroo

Local Development Plan 1 - Lot 800
 Two Rocks Road, Two Rocks
 Zebra Property Holdings Pty Ltd



Local Development Plan Provisions

1. GENERAL PROVISIONS:

Unless provided for below, the provisions of District Planning Scheme No. 2, the R-Codes apply.

The following standards are deemed to satisfy the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

All other standards for single house or grouped dwellings are as for the R80 Code.

The following provisions relate to lots indicated on the Local Development Plan.

2. CREATION OF A CONTINUOUS URBAN EDGE - ENCOURAGE TWO STOREY TERRACE HOUSING

To provide for a continuous urban edge and to encourage development of two-storey terrace housing the following provision apply

(a) BOUNDARY WALL

Boundary walls are permitted to both sides boundaries of a lot and the rear laneway, within the following limits:

Single Storey

Maximum Height - 3.5m

Maximum length – No Limit

Two or more Storeys

Maximum Height – 6.5m

Maximum Length 12m

Height of walls to side boundaries may be increased to the top the ridge-line for dwellings with a single pitched roof and ridge-line located parallel to the street, and where they abut similarly configured wall.

(b) OVERSHADOWING

Overshadowing provisions of the R-Codes do not apply.

(c) PRIVACY

Privacy Provisions of the R-Codes do not apply.

(d) OPEN SPACE

An outdoor living area (OLA) with an area of 10% of the lot size or 16m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.

At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.

The OLA has a minimum 3m length or width dimension.

No other R-Codes site cover standards apply.

(e) PARKING

One on site bay where dwelling has two bedrooms or less.

(f) LOT 304

Development must be a minimum of two storeys.

Walls facing either Reef Break Drive or Two Rocks Road must include either major openings or distinctive architectural feature(s).

(g) LOTS 317 AND 318

Development must be a minimum of two storeys.

3. GARAGE SETBACKS

0.5m to laneway.

4. FENCING

The front fencing for Lots 318 - 329 shall not exceed 900mm in total height.

The fencing for Lots 298 - 317 shall be uniform and reflect a distinct local identity and include pronounced architectural feature(s).

5. DWELLING ORIENTATION

Dwellings are to be orientated as shown on this Plan.

6. VEHICULAR ACCESS

Vehicular access to and from the public road system only permitted as shown on this Plan.

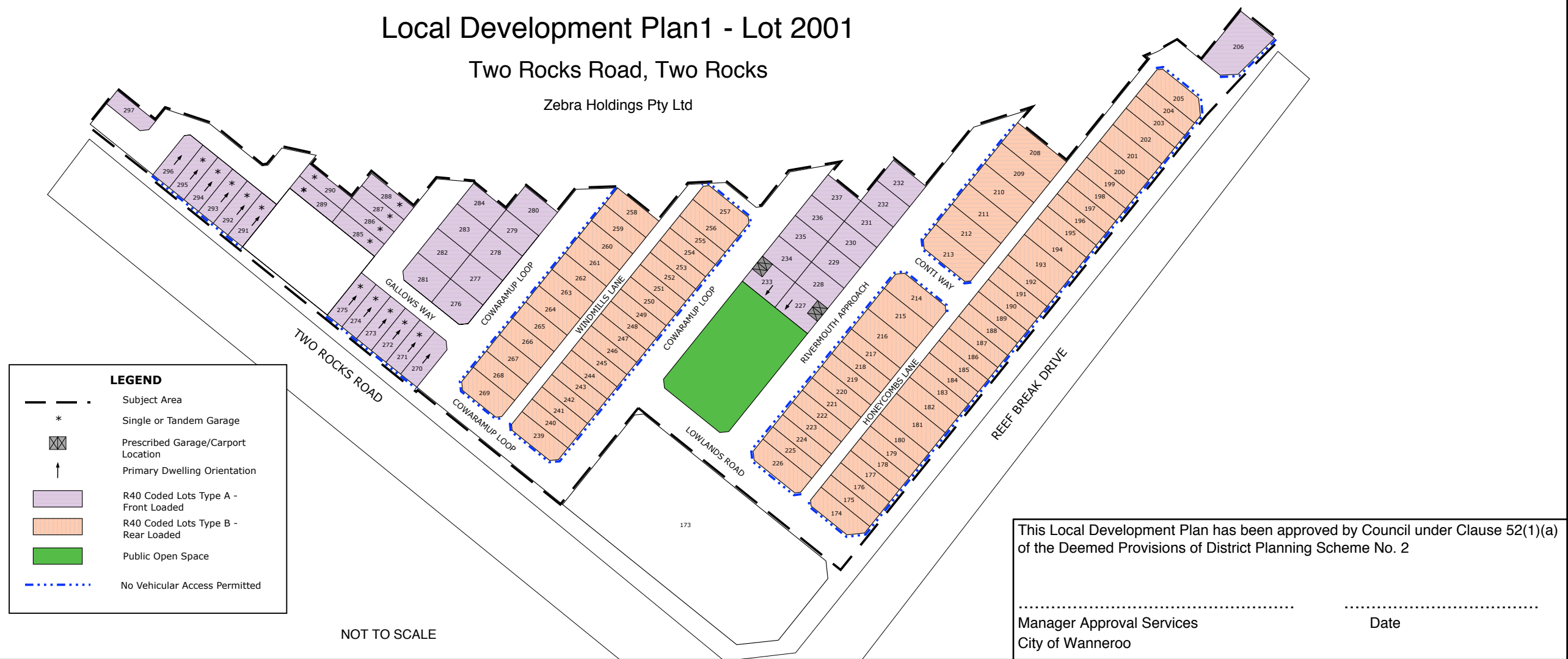
Local Development Plan 1 - Lot 800

Two Rocks Road, Two Rocks
Zebra Property Holdings Pty Ltd

Local Development Plan1 - Lot 2001

Two Rocks Road, Two Rocks

Zebra Holdings Pty Ltd



Local Development Plan Provisions

1. General Provisions:

- Unless provided for below, the provisions of District Planning Scheme No. 2 and the Residential Design Codes (R-Codes) only.
- The following standards are deemed to satisfy the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.
- The following provisions relate to lots indicated on the Local Development Plan.

2. Lots Fronting Public Open Space (Lots 223 and 227)

- Setbacks:
 - Dwelling setback to public open space: 2m
 - Dwelling setback to street: 1.5m
 - Garage setback to street: 1.5m
- Dwellings shall have at least one major opening to a habitable room (not including a bedroom) facing and providing an unobstructed view of the POS.
- Any fencing fronting on to the POS shall:
 - Not exceed 1.5m in height; and
 - Be of an open style and visually permeable above 1.2m in height.

3. Primary Dwelling Orientation

The Primary Dwelling Orientation shall provide access to the major entry (front door) to the dwelling.

4. Designated Garage/Carport Locations

Designated garage/carport locations indicate the side of the lot that garages/carports must be located on but do not prescribe boundary walls.

5. Lot Boundary Setbacks

- 1.2m for wall height of 3.5m or less with major openings.
- 1m for wall height of 3.5m or less without major openings.

6. Street Setbacks

- 2m minimum, no average.
- 1m to porch/veranda, no maximum length.
- 1m minimum to secondary street.
- Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.

7. Boundary walls

To both side boundaries subject to:

- No maximum length to one side boundary;
- 2/3 max length to second side boundary;
- Wall height of 3.5m or less.

8. Overshadowing

- No maximum overshadowing for wall height 3.5m or less.
- No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot.
- If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.

9. Privacy

R-Codes clause 5.4.1 C1.1 applies, however the setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.

10. Open Space

- An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.
- At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- The OLA has a minimum 3m length or width dimension.
- No other R-Codes site cover standards apply.

11. Garages - Lots Type A - Front Loaded

- 4.5m garage setback from the primary street and 1.5m from a secondary street.
- The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary.
- For lots with street frontages between 10.5m and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:
 - garage setback a minimum of 0.5m behind the building alignment;
 - a major opening to a habitable room directly facing the primary street;
 - an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
 - no vehicular crossover wider than 4.5m where it meets the street.
- Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging.

12. Garages - Lots Type B - Rear Loaded

0.5m garage setback to laneway.