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Local Development Plan (LDP) No. 1 - Provisions

The following provisions are deemed to meet the relevant Design Principles of the Residential Design Codes (R-Codes) and do not require consultation with adjoining landowners. Unless otherwise varied by the Local Development Plan (LDP) the provisions of the City of Wanneroo District Planning Scheme No. 2 and the R-Codes apply to all residential lots subject to this LDP.

1. A Residential Density Code of R40 applies to all lots subject to this LDP.
2. Setback and Open Space Provisions.

(a)	Dwelling setback (excluding garage) - Primary Street.	Minimum 1.5 metres	Maximum N/A	Average 3.0 metres
(b)	Garages are to be set back in accordance with the R-Codes.			
(c)	Nil setbacks are permitted to one side boundary for the length of the boundary behind the street setback. A nil side setback is not permitted where the boundary abuts a secondary street.			
(d)	Where lots have a frontage of 11.0 metres or less, nil side setbacks are permitted to both side boundaries for the length of the boundary behind the primary street setback, and the minimum open space requirement may be reduced to 30% (70% site cover).			
(e)	Where lots have an area of 350m ² or less, and are not covered by provision (d) above, the minimum total open space requirements may be reduced to 30% (70% site cover), subject to the following: (i) The provision of a minimum 2.0 metre wide solar setback to habitable rooms with major openings on the northernmost or easternmost boundary.			
(f)	For all other lots, the minimum total open space requirement may be reduced to 40% (60% site cover), subject to compliance with provision (e) above.			

This Local Development Plan has been endorsed by Council under the Deemed Provisions CL.52(1)(A) of the District Planning Scheme No. 2:



Manager Approval Services
City of Wanneroo

Date: 8/8/16.



- LEGEND**
- Subject Site
 - - - Min 1.5m Primary Street Setback
 - - - Average 3m Primary Street Setback
 - ▨ Primary School Reserve
 - ▨ Reserve for Drainage
 - * The Primary and Secondary streets for corner lots shall be determined based on dwelling design. Primary and Secondary Streets shall be determined in accordance with the definition under the R-Codes. Setback requirements are to be in accordance with this LDP.

NOTE: All areas shown are approximate only.



REVISIONS

Rev	Date	Drawn
F	2016.03.09	W. Clements
G	2016.03.14	M. Sullivan
H	2016.06.23	M. Sullivan
I	2016.07.11	M. Sullivan



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Date Drawn: 2013-11-19
Job Ref: 3922
Scale: 1:1000 @ A3
Client: Elite Developments WA Pty Ltd
Designer: R Cumming
Drawn: M Callaghan
Projection: MGA50 GDA94
Plan ID: 3922-LDP-01-I

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Detailed Area Plan (DAP) No. 2 - Provisions.

The following provisions are deemed to meet the relevant Design Principles of the Residential Design Codes (R-Codes) and do not require consultation with adjoining landowners. Unless otherwise varied by this Detailed Area Plan (DAP), the provisions of the City of Wanneroo District Planning Scheme No. 2 and the R-Codes apply to all residential lots subject to this DAP.

1. A Residential Density Code of R30 applies to all lots subject to this DAP.
2. Setback and Open Space Provisions.

(a)	Dwelling setback (excluding garage) - Primary Street.	Minimum	Maximum	Average
		1.5 metres	N/A	3.0 metres
(b)	Garages are to be set back in accordance with the R-Codes.			
(c)	Nil setbacks are permitted to one side boundary for the length of the boundary behind the street setback. A nil side setback is not permitted where the boundary abuts a secondary street.			
(d)	Where lots have a frontage of 11.0 metres or less, nil side setbacks are permitted to both side boundaries for the length of the boundary behind the primary street setback, and the minimum open space requirement may be reduced to 30% (70% site cover).			
(e)	Where lots have an area of 350m ² or less, and are not covered by provision (d) above, the minimum total open space requirements may be reduced to 30% (70% site cover), subject to the following:	(i) The provision of a minimum 2.0 metre wide solar setback to habitable rooms with major openings on the northernmost or easternmost boundary.		
		(ii) For all other lots, the minimum total open space requirement may be reduced to 40% (60% site cover), subject to compliance with provision e(i) above.		

3. Lot 4 is to maintain pedestrian access from Kemp Street, being the designated Primary Street.
4. The proposed dwelling on Lot 4 shall be orientated towards Kemp Street. The setback requirements stipulated in provision 2 above may be varied by the City of Wanneroo to facilitate pedestrian access from Kemp Street.

Note: Lot 4 is not classified as a battle axe lot by definition under the R-Codes.

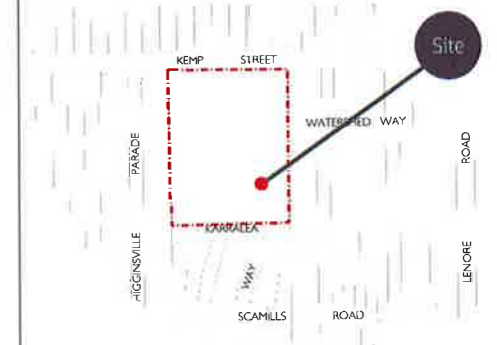
This Detailed Area Plan has been certified by an officer authorised by Council under Clause 9.14.3(d) of the District Planning Scheme No. 2:


 Manager Planning Implementation
 City of Wanneroo

Date: 13/6/14



DEVELOPMENT BY OTHERS



LEGEND

- SUBJECT SITE
- MIN 1.5m PRIMARY STREET SETBACK
- AVE 3m PRIMARY STREET SETBACK
- MIN 1.5m SECONDARY STREET SETBACK
- RESERVE FOR DRAINAGE

NOTE: All areas shown are approximate only.

0 12.5 25 Metres

REVISIONS

Rev	Date	Drawn
G	2014.02.04	M. Sullivan
H	2014.02.06	K. Trenberth
I	2014.04.24	K. Trenberth
JL	2014.05.28	K. Trenberth



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Date Drawn: 2013-06-10
 Job Ref: 4346
 Scale: 1:1000 A3
 Client: Mainlake Holdings Pty Ltd
 Designer: R.Cumming
 Drawn: K.Trenberth
 Projection: PCG94
 Plan ID: 4346-DAP-01-J
 Cadastre supplied by Water Corp

Kemp Street
 Pearsall