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 constitute new deemed-to-comply provisions pursuant to the R-Codes.

2.0 PROVISIONS FOR ALL LOTS

**4005**
**4006**
**4007**
**4008**
**4009**
**4010**
**4011**
**4012**
**4013**
**4014**
**4015**
**4016**
**4017**
**4018**
**4019**
**4020**
**4021**
**4022**

**Street Setback and Front Fences**
- 2m minimum, no average
- 1.5m to porches/verandas 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

**Lot Boundary Setback**
- 1.2m for wall height
- 3.5m or less with major openings
- 1m for wall height
- 3.5m or less without major openings

**Boundary Walls**
- To both side boundaries subject to: 20m length to one side boundary, 10m max length to second side boundary for wall height 3.5m or less

**Open Space**
- An outdoor living area (OLA) with an area of 13% 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 75% of the OLA must be unenclosed and includes areas under eaves which adjoin unenclosed areas. The OLA has a minimum 3m length or width dimension.
- No other R-Codes site cover standards apply.

**Garage Setback and Width and Vehicular Access**
- Rear load: 0.5m garage setback to laneway
- Front load: 4.5m garage setback from the primary street end 1.5m from a secondary street
- The garage setback from the primary street may be reduced to 4m where a wicket gate or pergola/veranda or shared path to located more than 0.5m from the street boundary
- For front loaded lots with street frontages between 10.5 and 13m, 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 line
  - 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 5m where it meets the street

**Parking**
- Two on-site bays

**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 extends into rear half of the lot, shadow cast does not exceed 35%.

**Privacy**
- R-Codes clause 5.4.11.1 applies, however, no setback distances are 3m to bedrooms and studies. 4.5m to major openings to habitable rooms other than bedrooms and studios and 6m to unenclosed outdoor active habitable spaces

For Purchaser Information Only. Local Authority Approval Not Required.