

Local Development Plan Provisions


- 1.0 PRELIMINARY**
- 1.1 The provisions of the City of Wanneroo's *District Planning Scheme No. 2 (DPS2)*, the *Two Rocks Agreed Structure Plan (ASP69)*, the *Residential Design Codes Volume 1* and City of Wanneroo *Local Planning Policy 4.19: Medium-Density Housing Standards (R-MDs)* are varied as detailed within this LDP. All other requirements are to be satisfied.
- 1.2 This LDP operates only in respect to single and group dwellings and the following LDP standards represent variations to the R-Codes and constitutes 'Deemed-to-Comply' requirements pursuant to the R-Codes, and do not require consultation with the adjoining landowners.
- 1.3 Where this LDP varies any requirements of the R-Codes or R-MD Codes, compliance shall be deemed to constitute 'Deemed-to-comply' and with respect to those items, consultation with neighbouring and/or nearby landowners is not required.

2.0 GENERAL PROVISIONS

DESIGN REQUIREMENTS	
Built Form	<p>2.1 Building Orientation</p> <p>a) For all lots, at least one major opening to a habitable room shall overlook Vigilant Street.</p> <p>b) For all lots, at least one major opening to a habitable room shall overlook the adjoining POS</p> <p>c) For Lots 1320 and 1403, at least one major opening to a habitable room shall also overlook the side boundary abutting Reliance Avenue and Freedom Approach.</p>
	<p>2.2 Driveway Access</p> <p>a) For corner lots 1320 and 1403, driveway access to a garage/carport may be provided from the primary or secondary street.</p>
	<p>2.3 Garage Locations</p> <p>a) For corner lots 1320 and 1403, preferred garage locations have been depicted on the LDP. No garages are permitted abutting the POS.</p>
	<p>2.4 Uniform Fencing</p> <p>a) Uniform fencing shall be visually permeable in accordance with the City's Local Planning Policy 4.7: Uniform Fencing (LPP 4.7), and provided on the boundary of all lots (as depicted on this LDP).</p>

This Local Development Plan was prepared by Taylor Burrell Barnett for Atlantis Beach Estate.

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

 27 February 2025

Manager Approval Services Date

Local Development Plan Expiry Date: _____