

## Local Development Plan Provisions

### 1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.

### 2.0 RESIDENTIAL DESIGN CODE AND ZONE

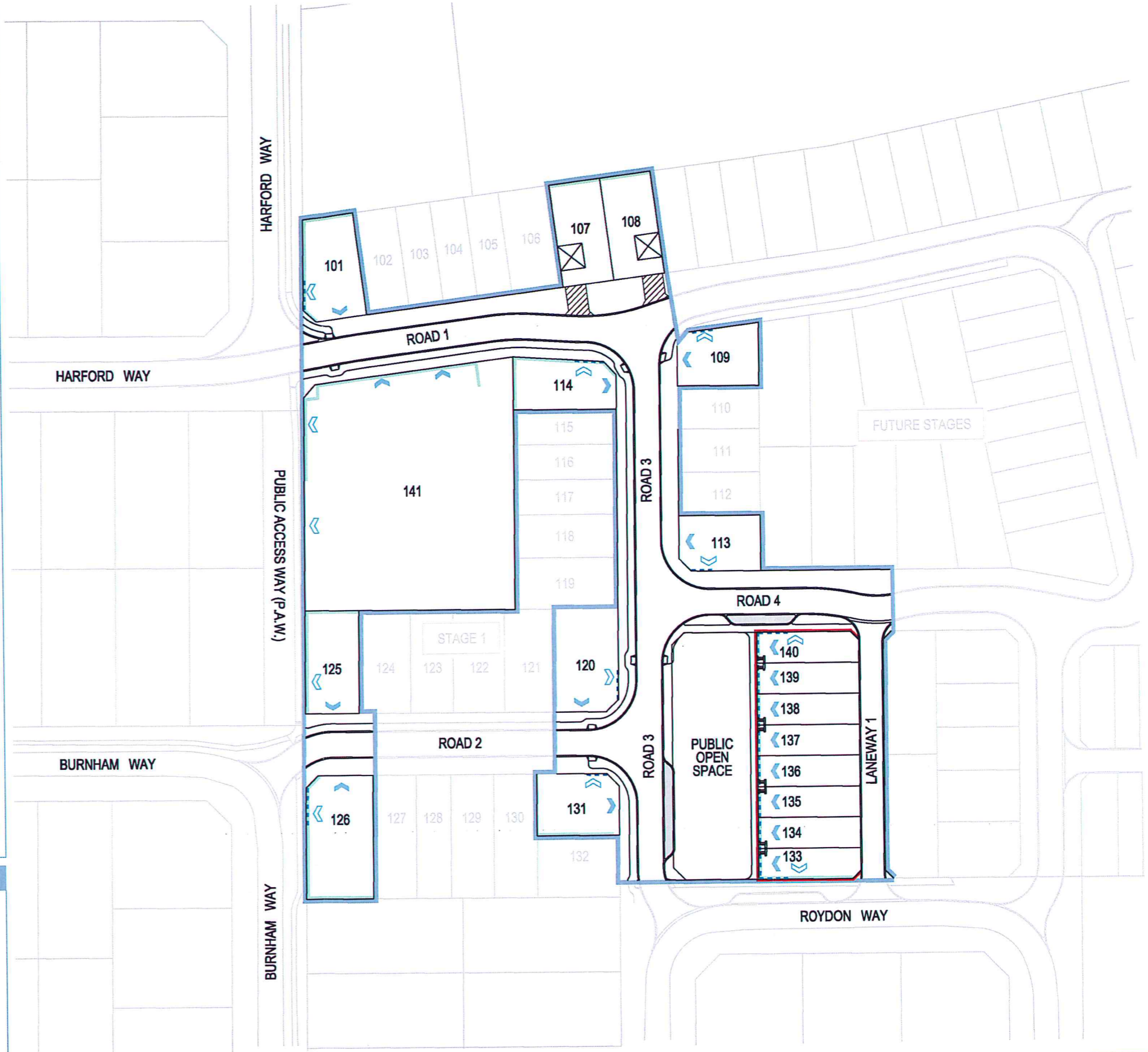
LOTS APPLICABLE	R-CODE DENSITY AND ZONING
All Lots	RMD40

### 3.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS	
<b>Built Form</b>	<p>3.1 Building Orientation</p> <p>a) For Lots 133-140 at least one major opening to a habitable room shall overlook the public open space (POS).</p> <p>3.2 For corner lots, one third of the length of the boundary of the secondary street shall be visually permeable fencing with a major opening to provide surveillance opportunities.</p> <p>3.3 Visually permeable fencing shall be provided on the boundary of Lots 133-140 adjacent to the POS.</p> <p>3.4 For Lots 107 and 108, designated crossover and garage locations are to be provided as shown on the LDP to ensure the retention of trees within the verge.</p> <p>3.5 For Lots 133-140, the location of stairs are to be designed as shown on the LDP to provide pedestrian frontage access onto lots facing POS.</p>

### Legend

Extent of Local Development Plan	On-Street Parking
Building Orientation	Shared Paths / Footpaths
- Primary Street	Stair Location
- Secondary Street	No Vehicle Access Permitted
Designated Garage Locations	Visually Permeable Fencing (Subject to Detailed Design)
Designated Cross Over Locations (Subject to Detailed Design)	Retaining Walls (Subject to Detailed Design)



## LOCAL DEVELOPMENT PLAN | STAGE 1

The Amble, Girrawheen  
A Department of Communities Project

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	12/02/18
Date	

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plan: 17/013/018D	designed: ME	
date: 18/01/2018	checked: ME	
projection: BK	drawn: BK	
PCS: 94	DK	

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