

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

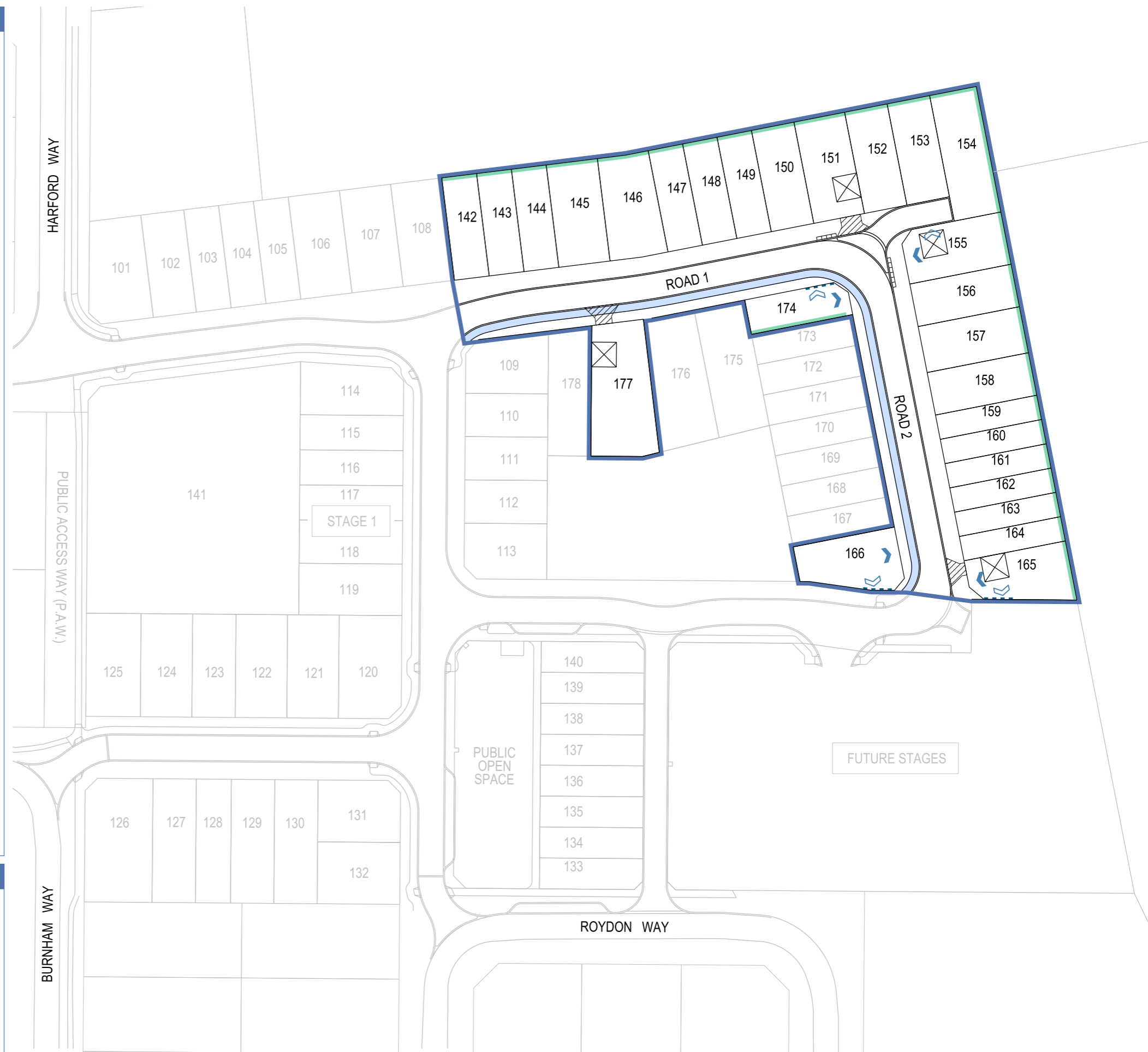
LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 142-158, 166, 174 and 177	RMD40
Lots 159-165	RMD60

3.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS	
Built Form	<p>3.1 For corner Lots 165, 166 and 174 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>3.2 For Lots 142-165 the minimum garage setback from the primary street is 4.0m where no footpath or shared path exists and/or where a footpath or shared path is planned shall be located more than 0.5m from the street boundary.</p>

Legend


 Extent of Local Development Plan	 Designated Garage Locations
Building Orientation	 Designated Cross Over Locations (Subject to Detailed Design)
 - Primary Street	 Shared Paths / Footpaths
 - Secondary Street	 Visually Permeable Fencing (Subject to Detailed Design)
	 Retaining Walls (Subject to Detailed Design)



LOCAL DEVELOPMENT PLAN | STAGE 2

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	
Date _____	

SCALE	
1:1000@A3	
	
plan:	designer:
17/013/021	ME
date:	checked:
09/04/2018	ME
project:	drawn:
FCG 94	BR

Taylor Burrell Barnett Town Planning and Design	
Level 7, 160 St Georges Terrace, Perth WA 6000	
p: (08) 9226 4276 f: (08) 9322 7879	
e: admin@tbplanning.com.au	

© Copyright Taylor Burrell Barnett. All rights reserved. No part of this document may be reproduced in any form or by any other means, electronic, mechanical, photocopying, microcopying or recording without permission in writing from Taylor Burrell Barnett. All areas and dimensions displayed are subject to ground survey.