

What you need to know about the recoding areas if you want to develop or subdivide at the higher R-Coding

Amendment No. 119 was published in the Government Gazette on the 29 April 2016. It increases the R-Coding in Wanneroo, Girrawheen, Koondoola and parts of Alexander Heights and Marangaroo.

A Development Application is required for:

- Planning approval for a single dwelling that proposes variations to the R-Codes
- Planning approval for grouped or multiple dwellings



Planning Considerations

You will only be permitted one vehicle access point to provide vehicle access to all proposed dwellings

You must provide evidence from all necessary utility providers (may include gas, water, sewer & power) stating that sufficient capacity exists to service all proposed lots/dwellings

If your land abuts Wanneroo Road or Mirrabooka Avenue, you must prepare and submit a Noise Management Plan, and incorporate the recommendations of the Plan into the design of your development

Planning Process/Advice

Submit your development application to the City of Wanneroo with all necessary accompanying information outlined at <http://www.wanneroo.wa.gov.au/whataprovalsdoIneed>

The City strongly encourages you to engage a suitable planning consultant, developer, architect, surveyor or builder to assist you through this process.

If you have any queries, liaise with the City of Wanneroo on 9405 5000



A Subdivision Application is required to:

- Create Green Title lots
- Amalgamate lots
- Create Survey Strata lots



Planning Considerations

Your survey plan must depict your access point

The City encourages you to obtain evidence from all necessary utility providers (may include gas, water, sewer & power) stating that sufficient capacity exists to service all dwellings

If your land abuts Wanneroo Road or Mirrabooka Avenue, you must prepare and submit a Noise Management Plan, and incorporate the recommendations of the Plan into the design of your development

Planning Process/Advice

Submit your subdivision application to the Department of Planning with all necessary accompanying information outlined at <http://planning.wa.gov.au/Subdivision-forms-and-fees.asp>

The City strongly encourages you to engage a suitable planning consultant, developer, architect, surveyor or builder to assist you through this process.

If you have any queries, liaise with the Department of Planning on 6551 9000



If you want to create green title lots in a battle-axe arrangement:

Your subdivision approval will contain conditions that:

- Require you to establish a right of carriageway easement between the lot(s); and
- Require you to establish a restrictive covenant to restrict vehicle access to the remainder of the lot(s)



If you own a unit in a built strata complex:

- You will not be able to undertake any development or subdivision without the agreement from all other owners in the strata company
- The Strata Title legislation is currently under reform with new provisions that relate to the termination of strata schemes. For more information go to www0.landgate.wa.gov.au/titles-and-surveys/strata-reform

